

# MANHATTAN

## RESIDENTIAL MARKET REPORT

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September 2019



**The RATNER Team Market Report**

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# Residential Market Report Overview

The Manhattan Market Report is organized in six distinct sections and it is designed as a guide to the borough's residential market. The report includes key market stats, the most up-to-date monthly sales data, and charts that give a clear picture of current market conditions.

The first section - Residential Market Overview - shows the borough's median sale price per property and per square foot, together with trends and changes over the past year. The second section informs on the borough's most expensive sales for each residential property type included: single-family homes, condo and co-op units.

Then, the last four sections of the report take a closer look at Manhattan's neighborhoods: informative sales maps are complemented by a section dedicated to the borough's most expensive neighborhoods ranked by median sales price per square foot. Each Manhattan neighborhood has a dedicated one-page snapshot, which includes a short description of the neighborhood's profile, plus useful sales stats: median sale price, median sale price per square foot, number of transactions and a breakdown by type of residential properties sold.

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# Residential Market Overview

Manhattan, September 2019

Median Sale Price



-5% YoY

Median Price/Sq.ft.



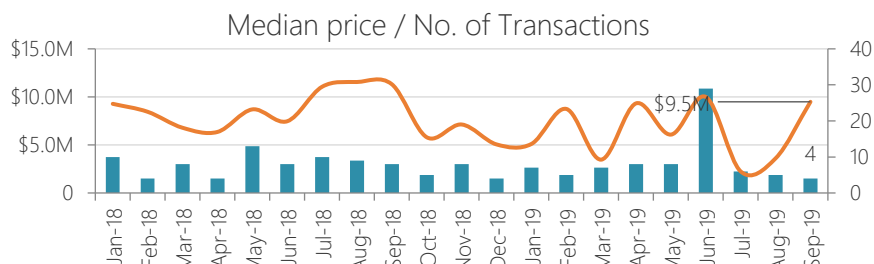
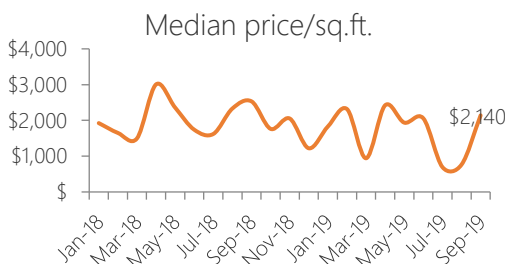
-5% YoY

No. of Transactions

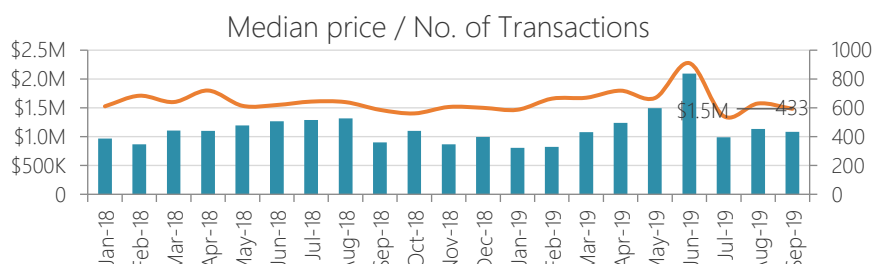
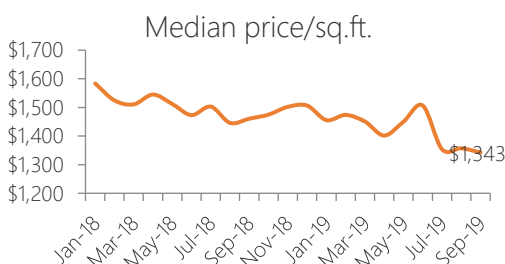


17% YoY

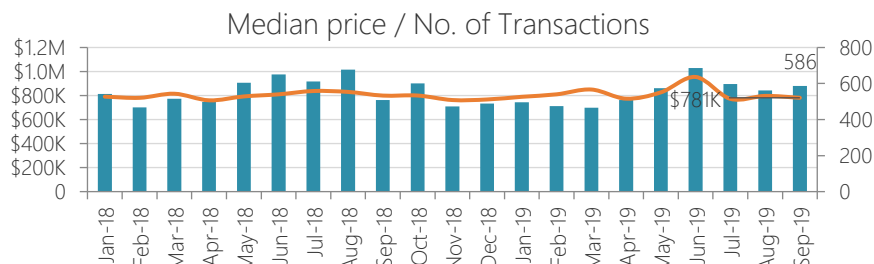
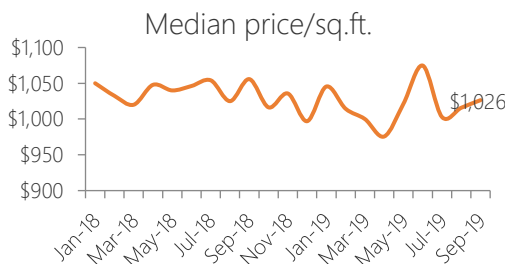
## Single family



## Condo



## Coop



# Top 10 Residential Sales

## Manhattan, September 2019

### Single family

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	18 E 73rd St	\$27,000,000	11-Sep-19	7,771	\$3,474	Lenox Hill
2	50-140 Sullivan St	\$12,250,000	13-Sep-19	4,607	\$2,659	SoHo
3	483 W 22nd St	\$6,725,000	03-Sep-19	4,150	\$1,620	Chelsea
4	230 W 139th St	\$1,719,000	26-Sep-19	4,216	\$408	Harlem
5	-	-	-	-	-	-
6	-	-	-	-	-	-
7	-	-	-	-	-	-
8	-	-	-	-	-	-
9	-	-	-	-	-	-
10	-	-	-	-	-	-

### Condo

#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	220 Central Park S #56A	\$41,748,250	24-Sep-19	-	-	Central Park South
2	220 Central Park S #54A	\$38,184,375	19-Sep-19	-	-	Central Park South
3	520 Park Ave #28	\$23,500,000	10-Sep-19	-	-	Lenox Hill
4	220 Central Park S #36B	\$21,892,375	24-Sep-19	-	-	Central Park South
5	141 W Eleventh St #141	\$19,995,000	05-Sep-19	7,357	\$2,718	Greenwich Village
6	157 W 57th St #61B	\$19,913,000	27-Sep-19	4,193	\$4,749	Central Park South
7	220 Central Park S #58A	\$18,500,000	16-Sep-19	-	-	Central Park South
8	21 E Twelfth St #PHA	\$15,001,496	27-Sep-19	-	-	Greenwich Village
9	29 E Tenth St #8	\$9,999,999	12-Sep-19	1,845	\$5,420	Greenwich Village
10	7 Hubert St #8B	\$9,050,000	18-Sep-19	3,253	\$2,782	TriBeCa

### Coop

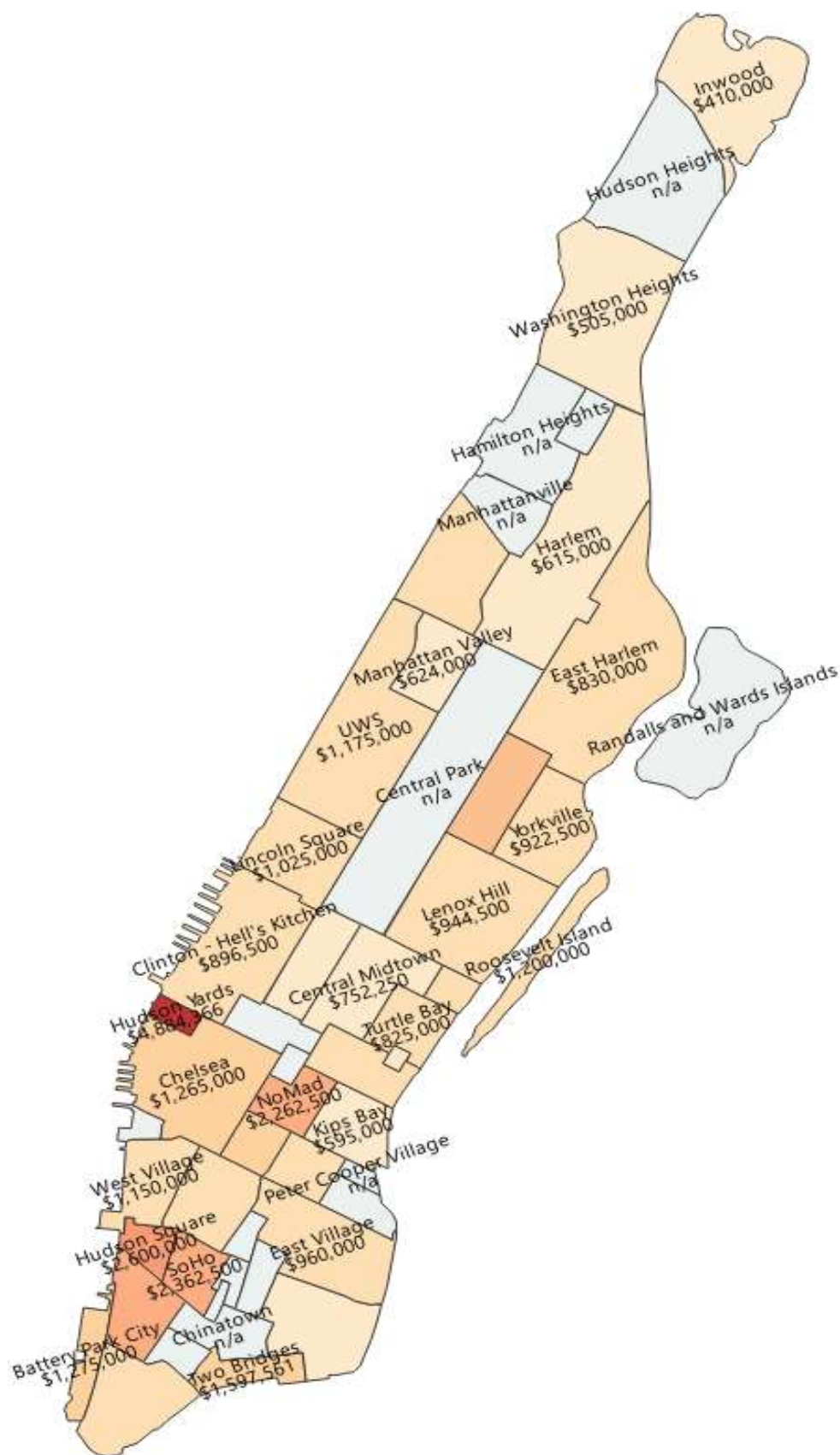
#	Address	Sale Price	Sale Date	Sq.ft.	Price/Sq.ft.	Neighborhood
1	1175 Park Ave #9A	\$11,500,000	17-Sep-19	-	-	Carnegie Hill
2	300 Central Park W #14F	\$7,000,000	19-Sep-19	-	-	Upper West Side
3	322 Central Park W #15B	\$6,250,000	06-Sep-19	3,000	\$2,083	Upper West Side
4	125 E 72nd St #8D	\$5,600,000	05-Sep-19	-	-	-
5	177 Ninth Ave #PHB	\$4,990,000	30-Sep-19	2,049	\$2,435	Chelsea
6	239 Central Park W #2A	\$4,850,000	11-Sep-19	2,500	\$1,940	Upper West Side
7	44 W 62nd St #14AB	\$4,800,000	25-Sep-19	2,400	\$2,000	Lincoln Square
8	1020 Park Ave #15AB	\$4,200,000	11-Sep-19	-	-	-
9	299 Riverside Dr #11C	\$3,700,000	16-Sep-19	1,072	\$3,451	Upper West Side
10	2 Horatio St #8HJ	\$3,678,000	23-Sep-19	-	-	West Village





# Map of Neighborhoods

Manhattan, September 2019



# Top Neighborhoods

## Manhattan, September 2019

#	Neighborhood	Median price/sq.ft.	Median sale price	No. of sales	Median sale price		
					Condo	Coop	Single family
1	Hudson Yards	\$2,852	\$4,884,366	7	\$4,884,366	-	-
2	NoMad	\$1,792	\$2,262,500	15	\$2,785,000	\$1,366,500	-
3	Flatiron District	\$1,765	\$1,325,000	10	\$1,482,500	\$1,062,500	-
4	SoHo	\$1,740	\$2,362,500	11	\$3,317,500	\$1,925,000	\$12,250,000
5	Central Park South	\$1,662	\$11,400,000	11	\$11,400,000	-	-
6	Greenwich Village	\$1,629	\$1,124,500	46	\$2,500,000	\$940,000	-
7	TriBeCa	\$1,486	\$2,137,851	35	\$2,137,851	-	-
8	Gramercy Park	\$1,486	\$977,000	33	\$1,680,056	\$777,500	-
9	West Village	\$1,471	\$1,150,000	29	\$1,500,000	\$1,100,000	-
10	Central Midtown	\$1,428	\$752,250	19	\$1,770,000	\$648,750	-
11	Hudson Square	\$1,395	\$2,600,000	3	\$2,600,000	-	-
12	Lincoln Square	\$1,388	\$1,025,000	63	\$1,765,000	\$847,500	-
13	Chelsea	\$1,388	\$1,265,000	46	\$2,050,000	\$925,138	\$6,725,000
14	Clinton - Hell's Kitchen	\$1,281	\$896,500	31	\$1,020,149	\$605,000	-
15	Upper West Side	\$1,277	\$1,175,000	100	\$1,416,250	\$1,175,000	-
16	Battery Park City	\$1,252	\$1,275,000	15	\$1,275,000	-	-
17	East Village	\$1,238	\$960,000	20	\$2,255,000	\$866,750	-
18	Carnegie Hill	\$1,237	\$1,862,500	32	\$1,453,250	\$1,862,500	-
19	Murray Hill	\$1,192	\$790,000	27	\$1,029,500	\$590,000	-
20	Manhattan Valley	\$1,171	\$624,000	11	\$813,250	\$552,500	-
21	Yorkville	\$1,165	\$922,500	56	\$1,200,000	\$760,000	-
22	Turtle Bay	\$1,140	\$825,000	34	\$1,790,000	\$555,000	-
23	Financial District	\$1,131	\$905,000	15	\$1,715,000	\$635,000	-
24	Theatre District - Times Square	\$1,129	\$615,000	4	\$670,000	\$200,000	-
25	Lenox Hill	\$1,111	\$944,500	87	\$1,200,000	\$807,300	\$27,000,000
26	Lower East Side	\$1,100	\$722,500	13	\$857,500	\$682,500	-
27	Sutton Place	\$1,038	\$987,500	13	\$2,400,000	\$910,000	-
28	Kips Bay	\$962	\$595,000	16	\$762,500	\$515,000	-
29	East Harlem	\$907	\$830,000	11	\$920,000	\$760,000	-
30	Morningside Heights	\$875	\$837,500	15	\$905,000	\$820,000	-
31	Harlem	\$782	\$615,000	42	\$733,140	\$375,000	\$1,719,000
32	Washington Heights	\$634	\$505,000	27	\$516,250	\$446,900	-
33	Inwood	\$503	\$410,000	10	-	\$410,000	-

This is a ranking of Manhattan neighborhoods based on median sale price per sq.ft.

Only neighborhoods with a minimum of 3 property sales where square footage is available were considered.



## The RATNER Team Market Report

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# Sales Maps

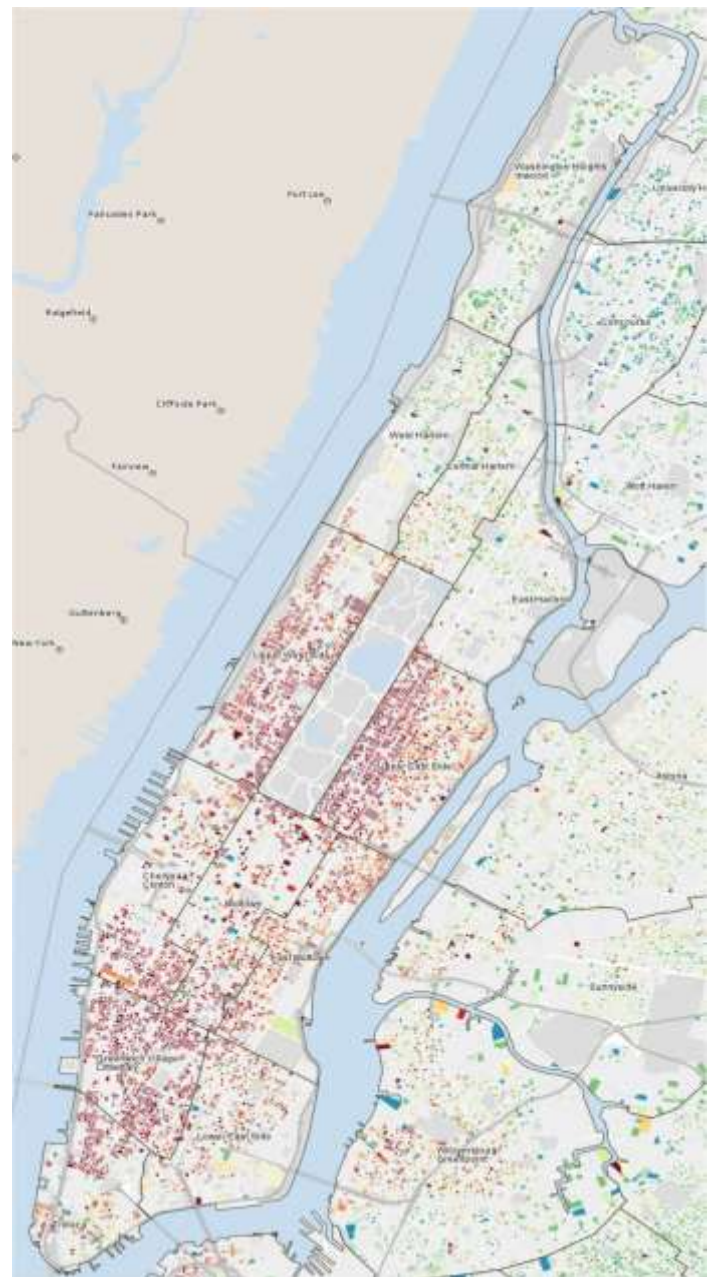
Manhattan, September 2019

## Home Price Changes by Neighborhood

The map displays the median sale price changes in the last 10 years. The analysis is based only on residential sales.

## Price / Sq.ft.

The map displays Price per sq.ft. for properties sold in the last 5 years.



# Battery Park City

Manhattan, September 2019

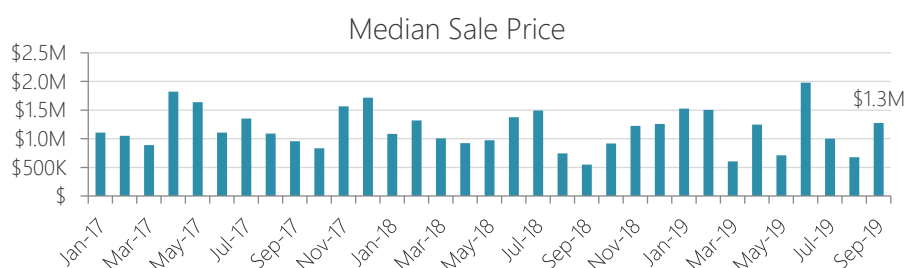


More than a 1/3rd of Battery Park City is made up of parkland, which makes it a top choice for buyers looking for a garden oasis in Lower Manhattan. This quaint neighborhood, built in 1979, is also home to a Whole Foods Market, museums, two baseball fields, and a host of family-friendly restaurants.

## Median Sale Price



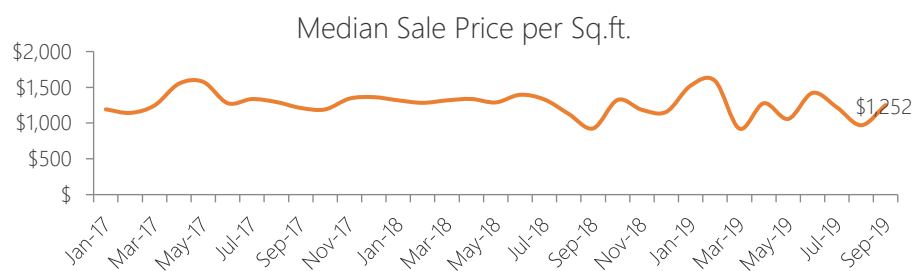
132% YoY



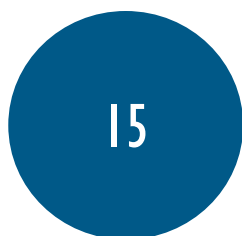
## Median Sale Price per Sq.ft.



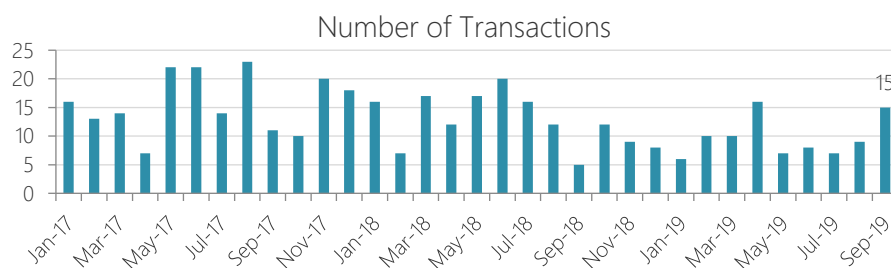
35% YoY



## Number of Transactions



200% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,275,000	132%	\$1,252	35%	15
Coops	-	-	-	-	0
Houses	-	-	-	-	0





# Carnegie Hill

Manhattan, September 2019

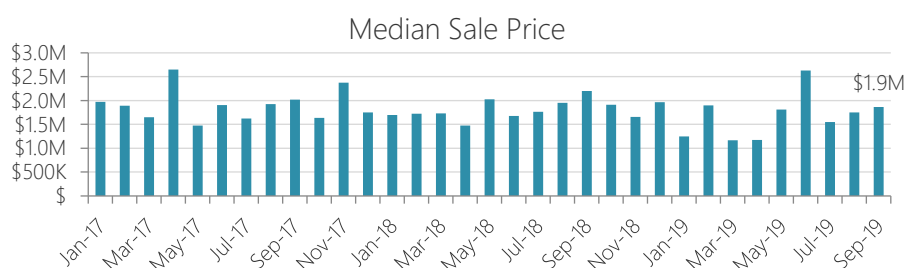


Nestled on the Upper East Side, Carnegie Hill is a top choice for buyers who want a small-town feel in the middle of Manhattan. A wide variety of property types are available here, including apartments, historic brownstones, newer condos, and mansions. Old and new trees alike line avenues that are home to offices, storefronts, and residential buildings.

## Median Sale Price



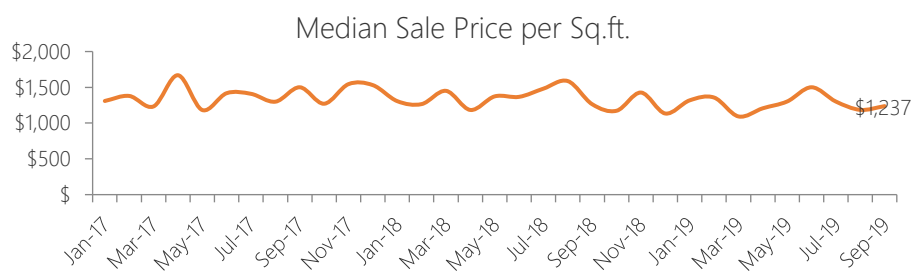
-15% YoY



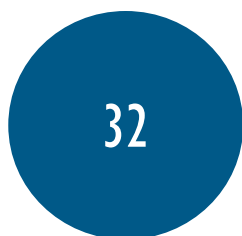
## Median Sale Price per Sq.ft.



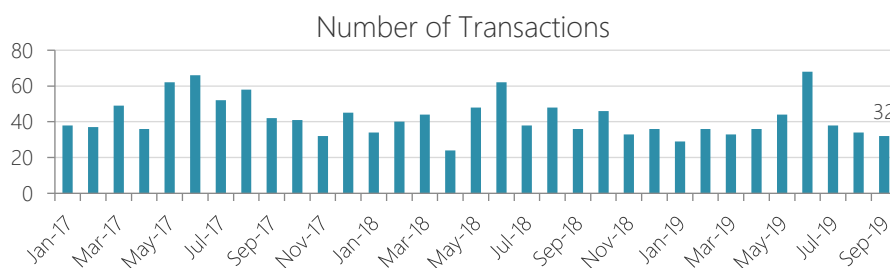
-2% YoY



## Number of Transactions



-11% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,453,250	-42%	\$1,409	-9%	4
Coops	\$1,862,500	-11%	\$1,164	-6%	27
Houses	-	-	-	-	0





# Central Midtown

Manhattan, September 2019

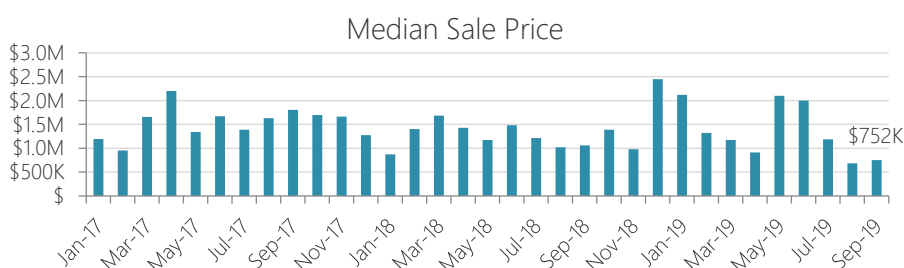


As the name implies, Central Midtown is smack dab in the middle of it all. This quintessential New York neighborhood may seem at first glance to be all office spaces and skyscrapers, with honking horns and neon signs galore, but a walk down the side streets uncovers relatively quiet family-orientated condos and co-op buildings.

## Median Sale Price



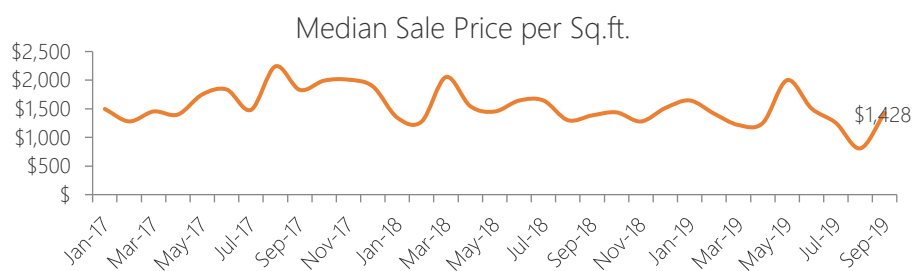
-29% YoY



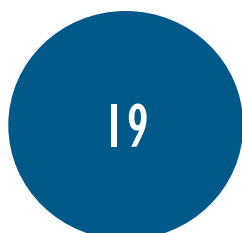
## Median Sale Price per Sq.ft.



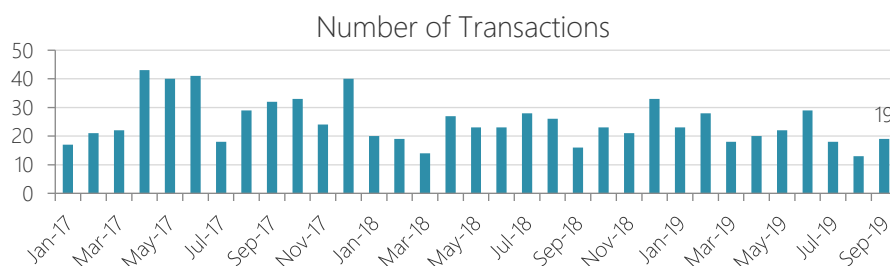
3% YoY



## Number of Transactions



19% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,770,000	-27%	\$1,465	-11%	10
Coops	\$648,750	-26%	\$886	-1%	9
Houses	-	-	-	-	0



# Central Park South

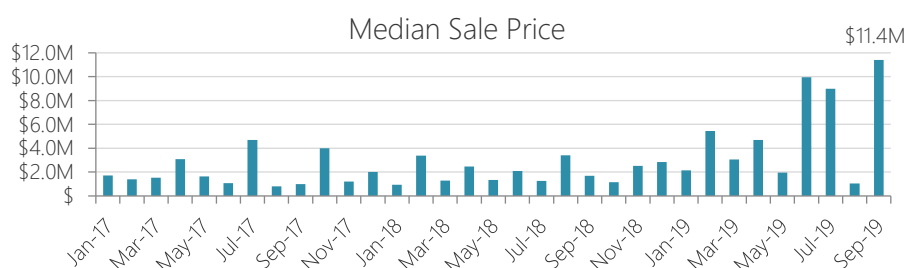
Manhattan, September 2019



## Median Sale Price



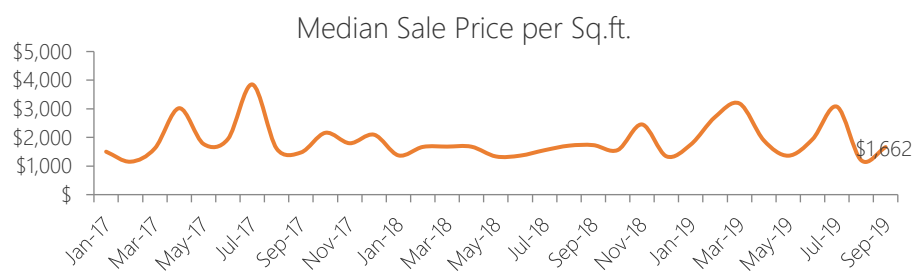
571% YoY



## Median Sale Price per Sq.ft.



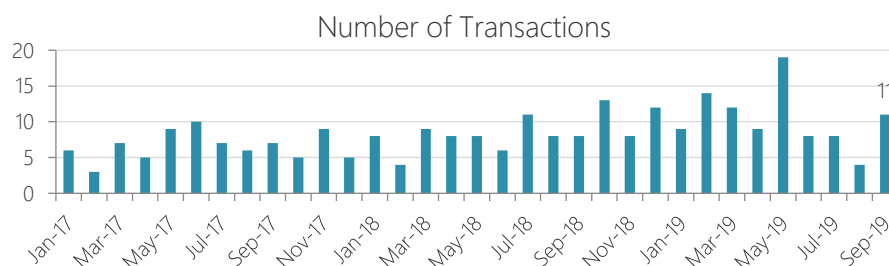
-4% YoY



## Number of Transactions



38% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$11,400,000	443%	\$1,662	-4%	11
Coops	-	-	-	-	0
Houses	-	-	-	-	0



# Chelsea

## Manhattan, September 2019

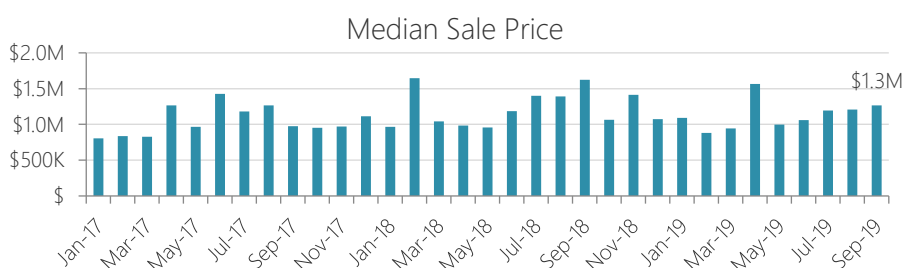


Chelsea is one of the most popular neighborhoods in Manhattan and manages to balance being a cultural capital of the city while still maintaining its cozy residential feel. Points of interest include Chelsea Market, which takes up an entire city block and is home to the Food Network studios and Chelsea Piers, a 28-acre waterfront sports village.

### Median Sale Price



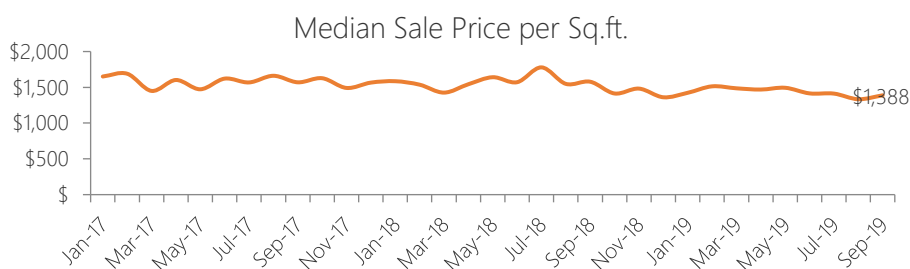
-22% YoY



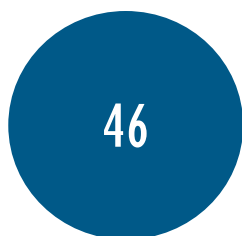
### Median Sale Price per Sq.ft.



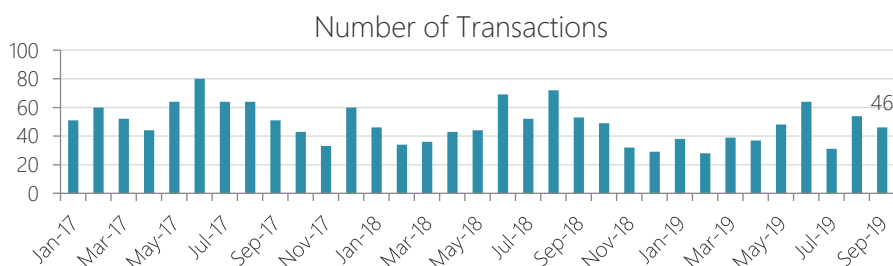
-12% YoY



### Number of Transactions



-13% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,050,000	-22%	\$1,397	-24%	21
Coops	\$925,138	2%	\$1,135	-6%	24
Houses	\$6,725,000	-	\$1,620	-	1



# Clinton - Hell's Kitchen

Manhattan, September 2019

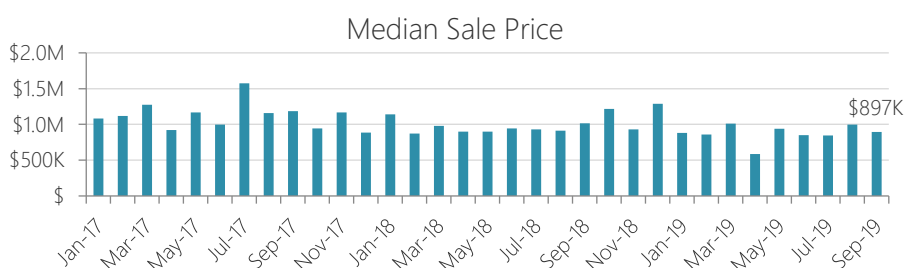


High-rises are the order of the day in some parts of Hell's Kitchen but there are also plenty of historic NYC condos, apartments, and residential homes. Residents are proud of the neighborhood's unique rough-and-tumble vibe and buyers choose it for its convenient proximity to the lush greens of Central Park, the theaters on Broadway, and the old-world charm of its mom and pop shops.

## Median Sale Price



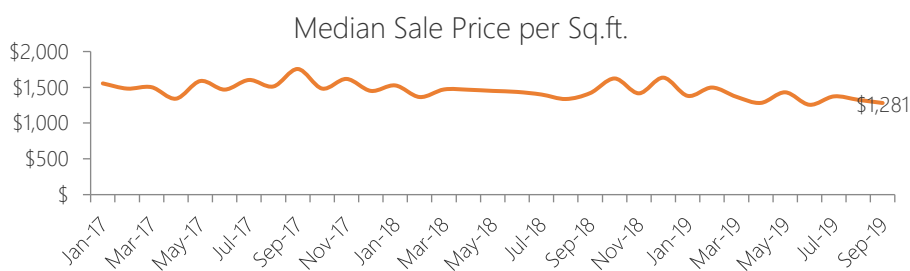
-12% YoY



## Median Sale Price per Sq.ft.



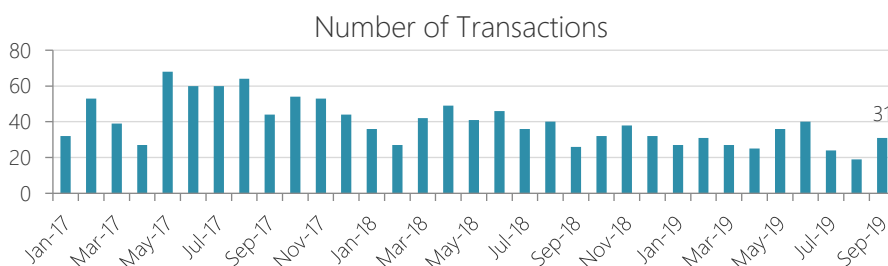
-10% YoY



## Number of Transactions



19% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,020,149	-15%	\$1,303	-10%	22
Coops	\$605,000	13%	\$950	4%	9
Houses	-	-	-	-	0



# East Harlem

Manhattan, September 2019

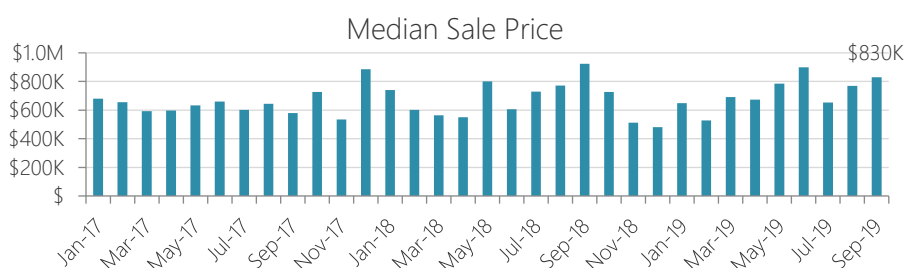


Also known as Spanish Harlem or El Barrio, and formerly as Italian Harlem, East Harlem is full of vibrancy in the form of huge murals, museums, and good subway access. It's a bustling neighborhood full of nightlife, art, community gardens, churches, and unique local businesses. Parking is relatively easy and residents enjoy a tight community vibe.

## Median Sale Price



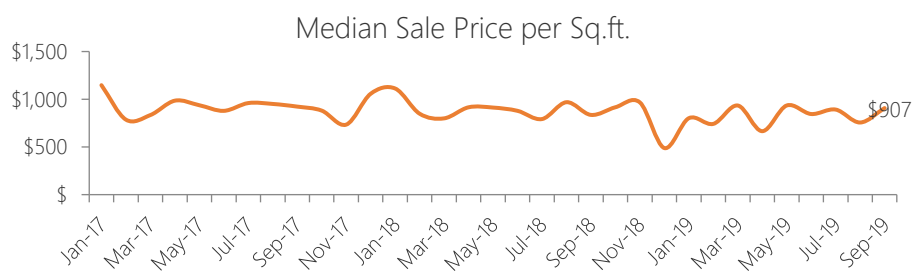
-10% YoY



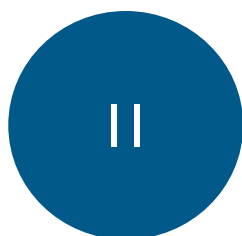
## Median Sale Price per Sq.ft.



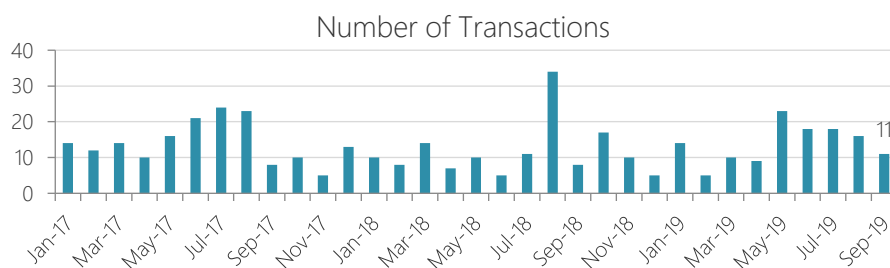
9% YoY



## Number of Transactions



38% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$920,000	2%	\$907	9%	8
Coops	\$760,000	-28%	-	-	3
Houses	-	-	-	-	0





# East Village

Manhattan, September 2019

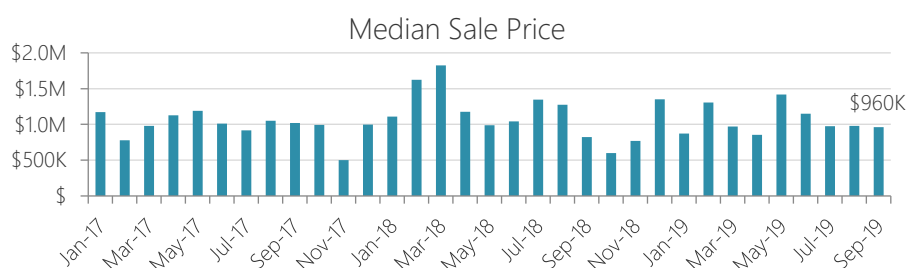


Home to a number of artistic movements including punk rock and the Nuyorican literary movement, East Village is a diverse community with a unique artistic vibe and vibrant 24/7 nightlife. The neighborhood is home to parks, indie record stores, and budget-minded eateries. Housing options here include co-ops, condos, and some rare examples of the townhouse.

## Median Sale Price



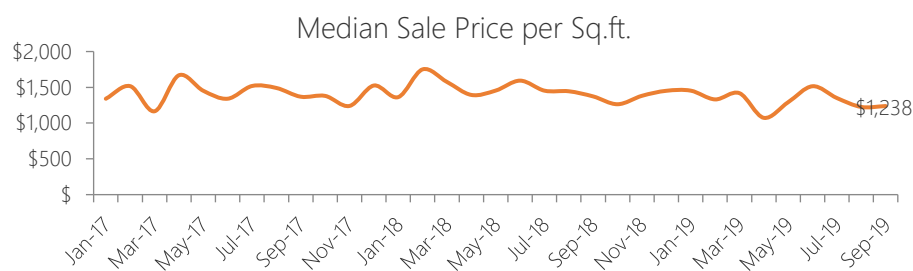
16% YoY



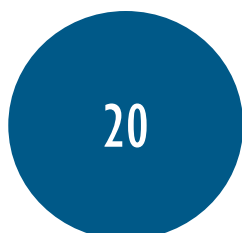
## Median Sale Price per Sq.ft.



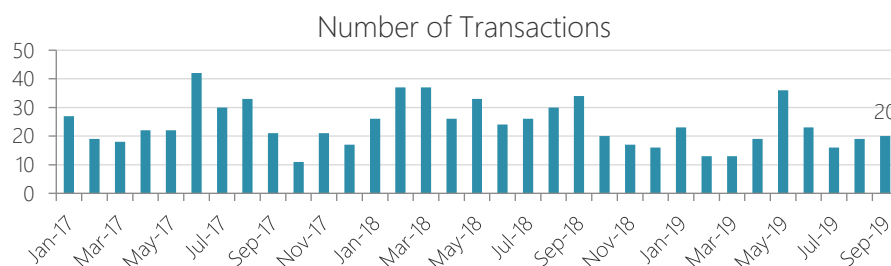
-10% YoY



## Number of Transactions



-41% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,255,000	100%	\$1,378	-3%	4
Coops	\$866,750	28%	\$1,234	-2%	15
Houses	-	-	-	-	0



# Financial District

## Manhattan, September 2019

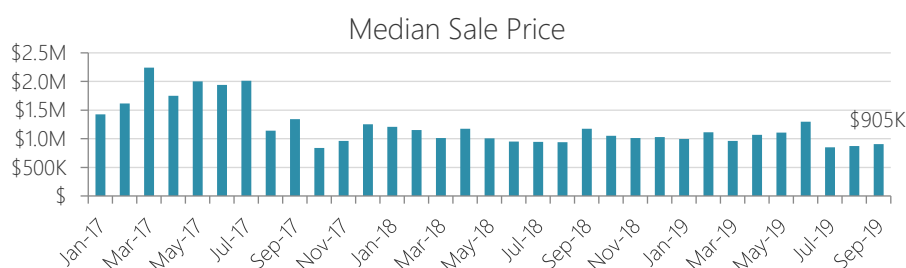


Also referred to as FiDi, the Financial District is home to the headquarters of many financial powerhouses and includes the New York Stock Exchange and Federal Reserve Bank. The population of this neighborhood almost doubled from 23,000 in 2000 to 43,000 in 2014, thanks to buyers looking for a conveniently located, quiet, and safe place to call home.

### Median Sale Price



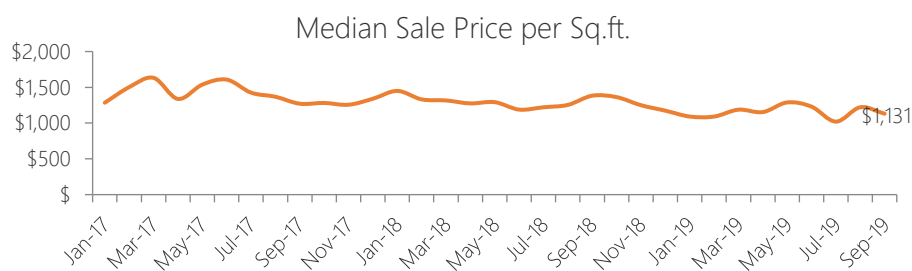
-23% YoY



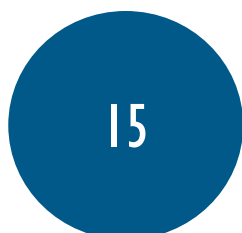
### Median Sale Price per Sq.ft.



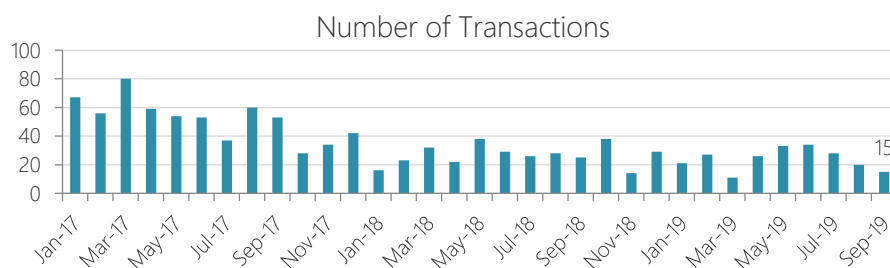
-18% YoY



### Number of Transactions



-40% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,715,000	28%	\$1,288	-7%	10
Coops	\$635,000	-10%	\$726	-	5
Houses	-	-	-	-	0



# Flatiron District

Manhattan, September 2019

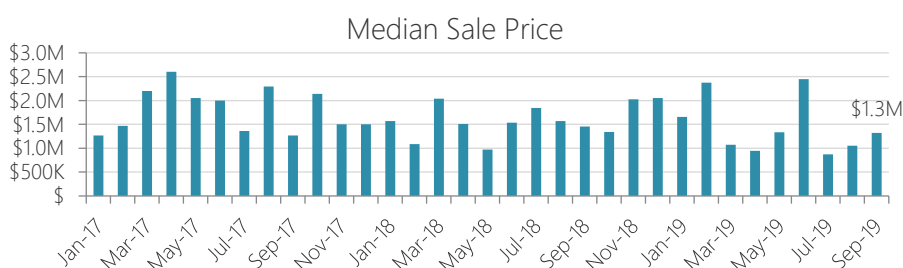


This bustling neighborhood is the epitome of New York's metropolitan mystique. Both laid-back and fast-paced, men in suits share the sidewalk with skateboarders. Madison Square Park is both a spot to relax and a venue for arts events, and there are a lot of galleries in the area. In fact, a walk through the Flatiron District can sometimes feel like a jaunt through the worlds of fashion, art and design.

## Median Sale Price



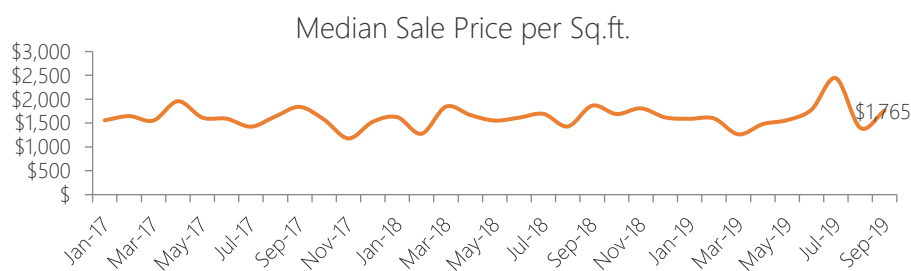
-9% YoY



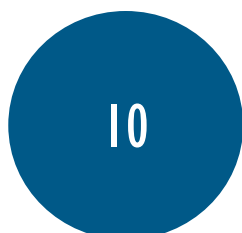
## Median Sale Price per Sq.ft.



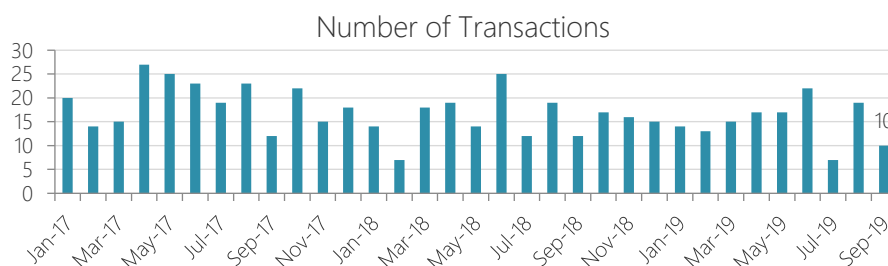
-5% YoY



## Number of Transactions



-17% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,482,500	-23%	\$1,956	-7%	3
Coops	\$1,062,500	-12%	\$1,135	-15%	7
Houses	-	-	-	-	0



# Gramercy Park

Manhattan, September 2019

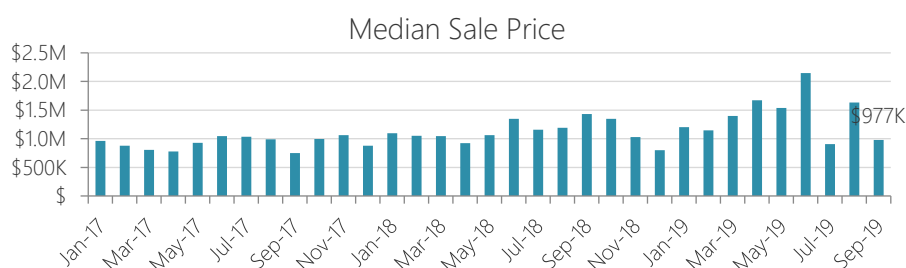


Known as a safe and quiet community, Gramercy Park's nickname is "Block Beautiful," thanks to its historic buildings and lush landscaping. Buyers can find generous backyards attached to the townhomes here and small apartments with impressive amenities. The tallest building in the area is only 20 stories high and most of the older buildings are 3 – 6 floors.

## Median Sale Price



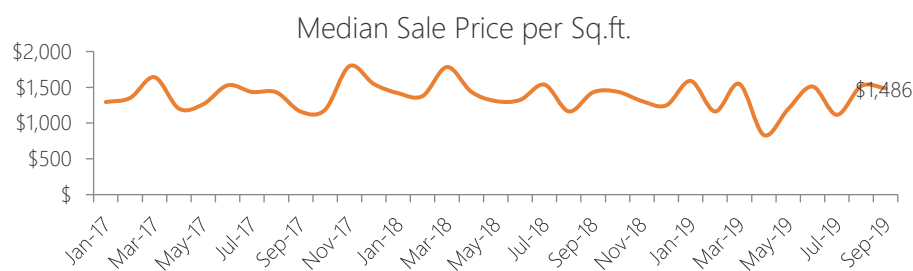
-32% YoY



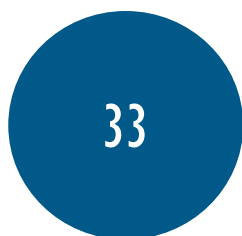
## Median Sale Price per Sq.ft.



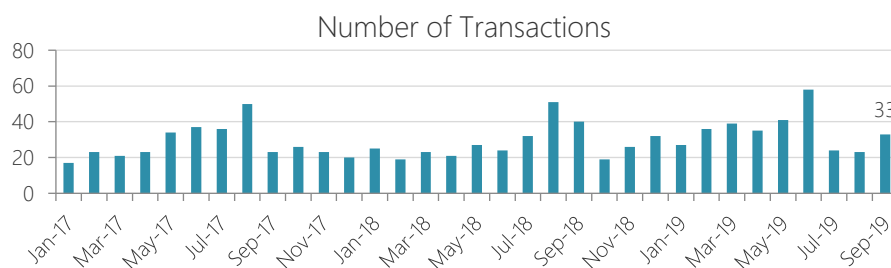
4% YoY



## Number of Transactions



-18% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,680,056	6%	\$1,522	-16%	11
Coops	\$777,500	-10%	\$1,407	20%	22
Houses	-	-	-	-	0



# Greenwich Village

Manhattan, September 2019

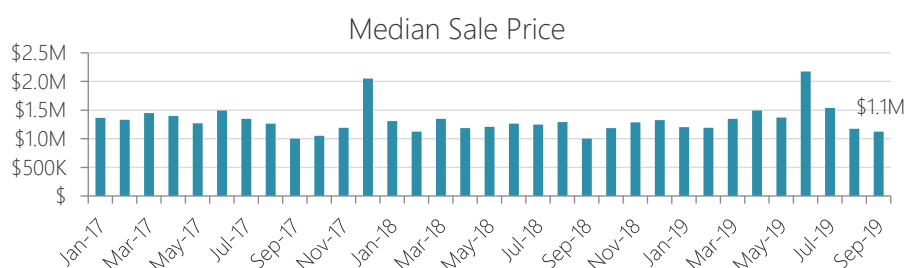


New York history is rich in Greenwich Village. Locals have successfully had much of it designated a historic district. It's home to the city's biggest concentration of Federal-style row houses and a group of 22 homes that share a common back yard. Once known for its bohemian attitude, the Village is now one of NYC's most sought-after neighborhoods.

## Median Sale Price



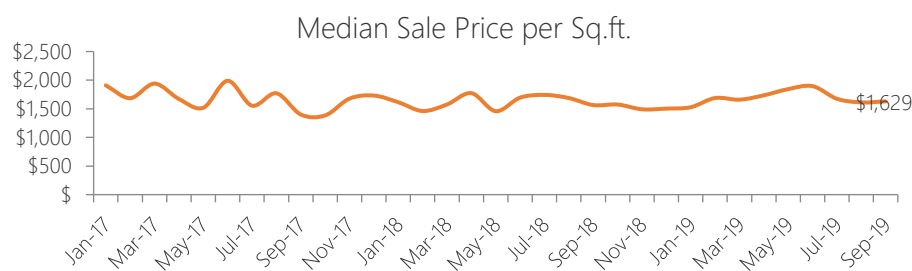
12% YoY



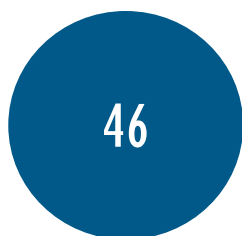
## Median Sale Price per Sq.ft.



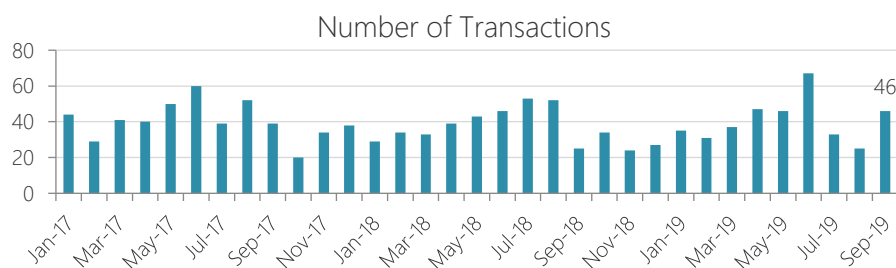
4% YoY



## Number of Transactions



84% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,500,000	-77%	\$2,058	-12%	10
Coops	\$940,000	19%	\$1,215	-8%	36
Houses	-	-	-	-	0





# Harlem

## Manhattan, September 2019

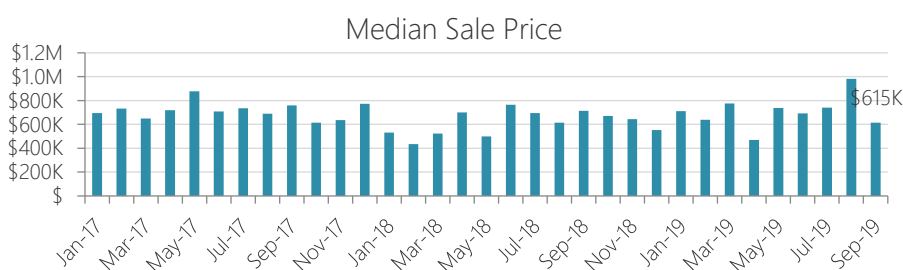


Home to the Apollo Theater, Harlem is made up of elegant row houses, city parks with world famous landmarks like Hamilton Grange and Mount Morris Fire Watchtower, shops, music halls, and eateries of all types and price points. There are ten trains and 26 train stations in Harlem, which makes it a great choice for buyers who plan to commute.

### Median Sale Price



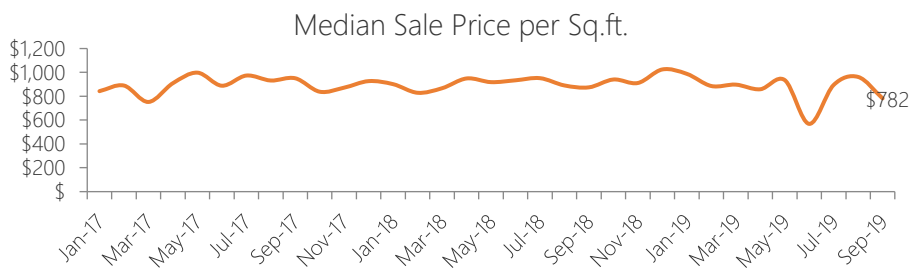
-14% YoY



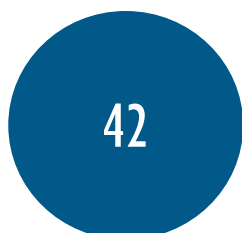
### Median Sale Price per Sq.ft.



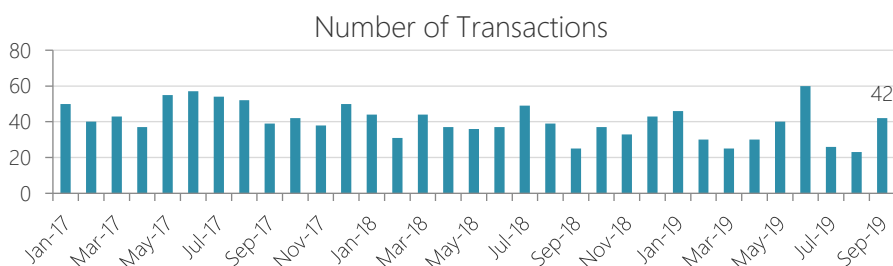
-11% YoY



### Number of Transactions



68% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$733,140	-7%	\$797	-14%	25
Coops	\$375,000	21%	\$658	13%	15
Houses	\$1,719,000	-	\$408	-	1



# Hudson Square

Manhattan, September 2019

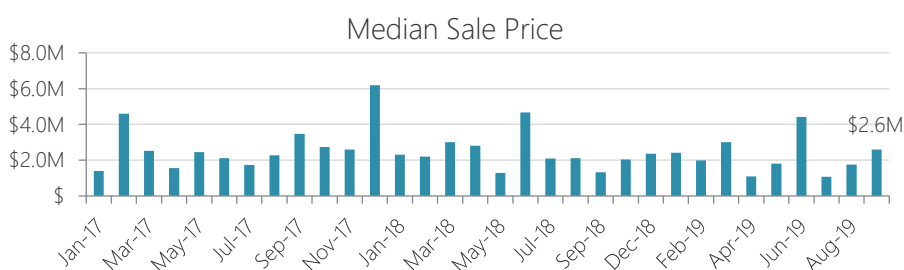


With the trendy vibe and low-rise architecture you'd expect in SoHo but the elegance of Tribeca, Hudson Square offers plenty of daytime activities but quiets down at night. It's bounded by the West Village, Hudson River, Tribeca, and SoHo and rather takes on the characteristics of its neighboring areas.

## Median Sale Price



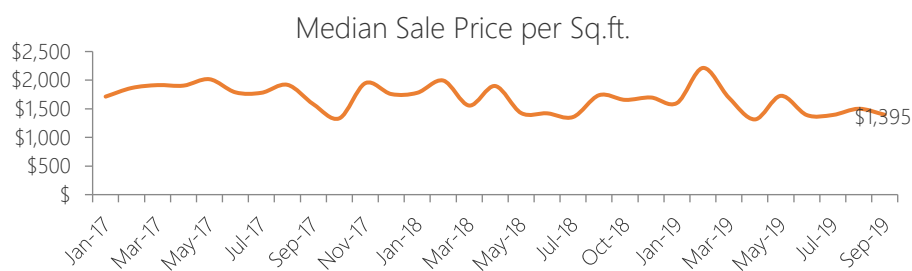
96% YoY



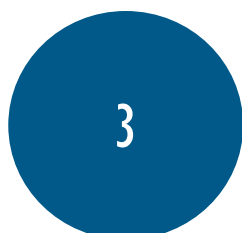
## Median Sale Price per Sq.ft.



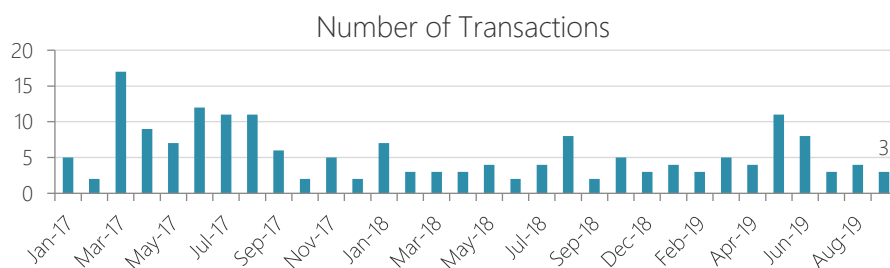
-



## Number of Transactions



50% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,600,000	-	\$1,395	-	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0



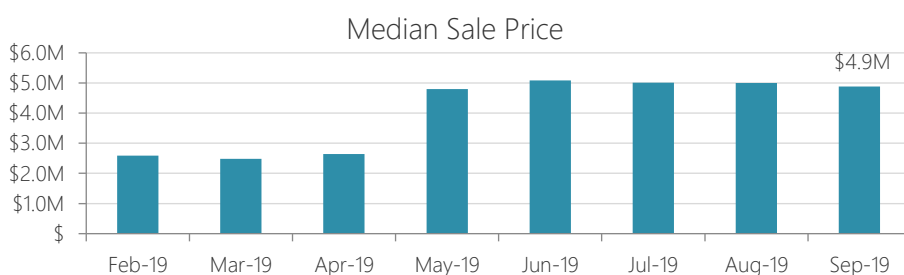
# Hudson Yards

Manhattan, September 2019



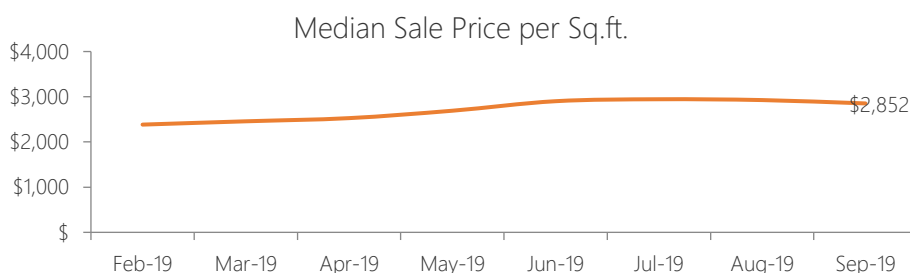
## ▶ Median Sale Price

**\$4.88M**



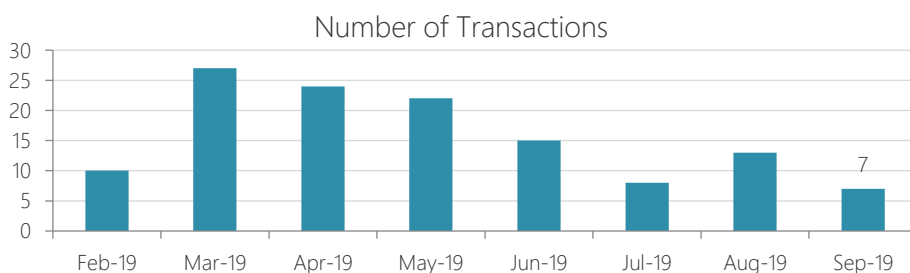
## ▶ Median Sale Price per Sq.ft.

**\$2,852**



## ▶ Number of Transactions

**7**



## ▶ Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,884,366	-	\$2,852	-	7
Coops	-	-	-	-	0
Houses	-	-	-	-	0



# Inwood

## Manhattan, September 2019

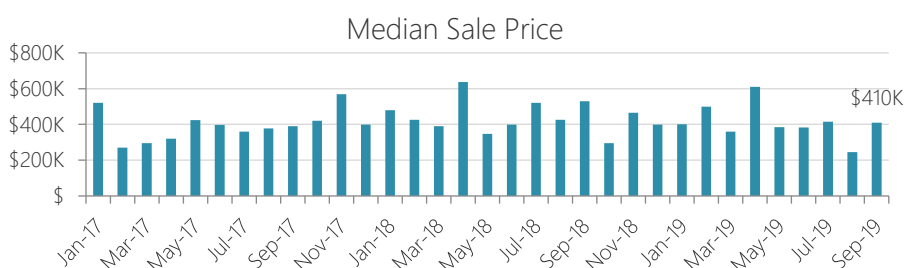


Located in the northern part of Manhattan, Inwood feels far away from the fast pace of stereotypical Manhattan, thanks to the lush, forested parks and local salt marshes. Luckily, this distance doesn't result in a lack of diversity. This is a unique neighborhood for renters or buyers who want low-key, pastoral living with easy access to the city.

### Median Sale Price



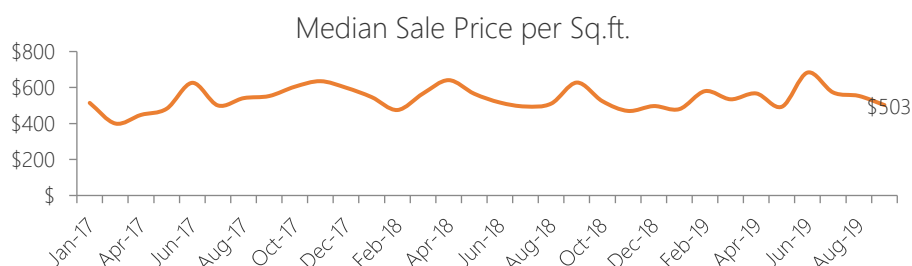
-23% YoY



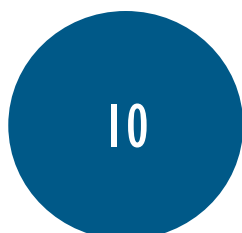
### Median Sale Price per Sq.ft.



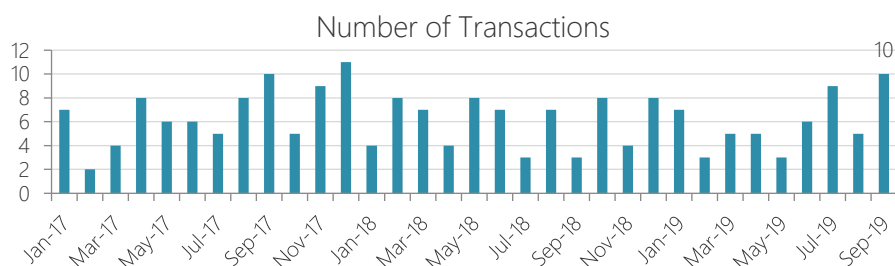
-20% YoY



### Number of Transactions



233% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$410,000	-23%	\$503	-20%	10
Houses	-	-	-	-	0



# Kips Bay

Manhattan, September 2019

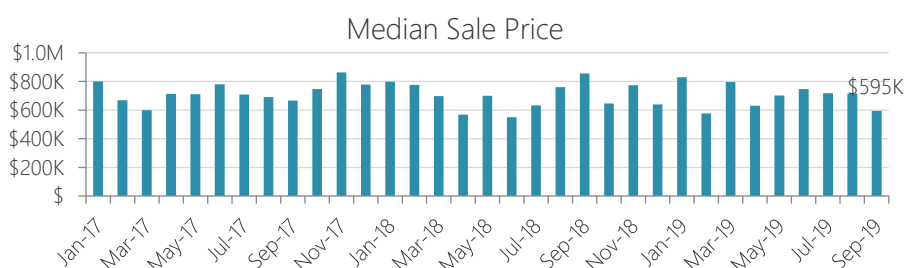


Though it's dominated by buildings associated with New York University, there are many condos and townhomes in Kips Bay as well. Residents of this high-priced neighborhood have everything they need at their fingertips, including a movie theater, bank, gym, 24-hour pharmacy, a New York public library and a 44,000 square foot grocery store.

## Median Sale Price



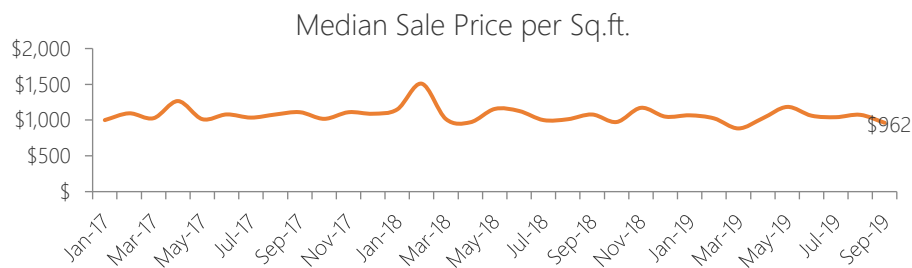
-31% YoY



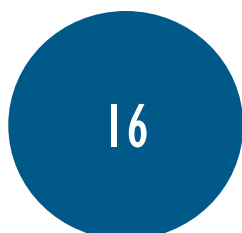
## Median Sale Price per Sq.ft.



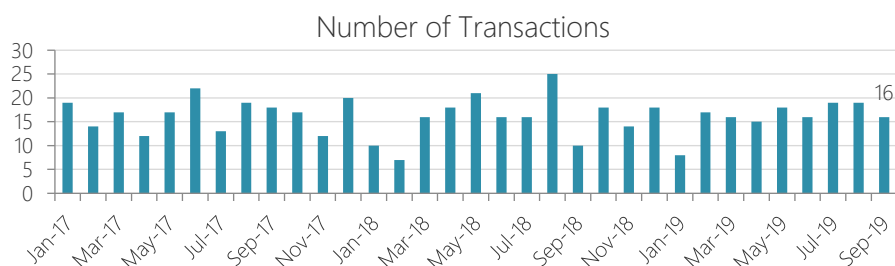
-11% YoY



## Number of Transactions



60% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$762,500	-51%	\$1,107	-24%	4
Coops	\$515,000	-12%	\$900	-5%	12
Houses	-	-	-	-	0





# Lenox Hill

Manhattan, September 2019

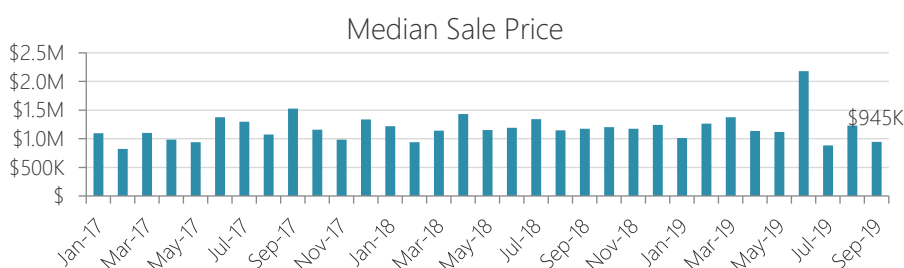


Perhaps best known as the home of Lenox Hill Hospital, there are many luxury residences from the 1910s and '20s in Lenox Hill, alongside newer co-ops, condos, and high rises. The streets are lined with boutiques, five-star hotels, art galleries, and museums – including the Frick Collection. There is just one subway but it is close to Central Park.

## Median Sale Price



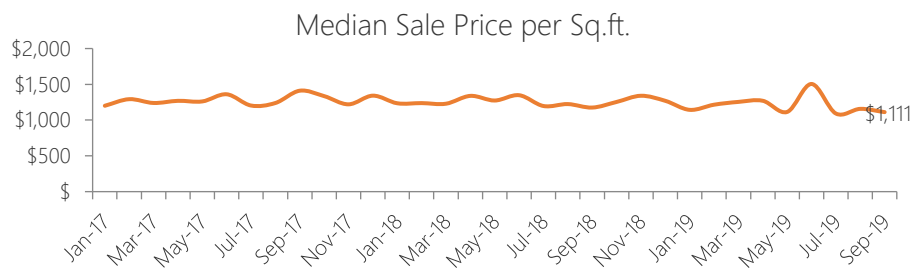
-20% YoY



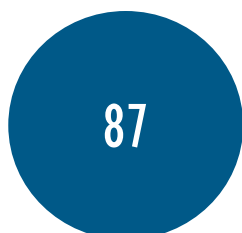
## Median Sale Price per Sq.ft.



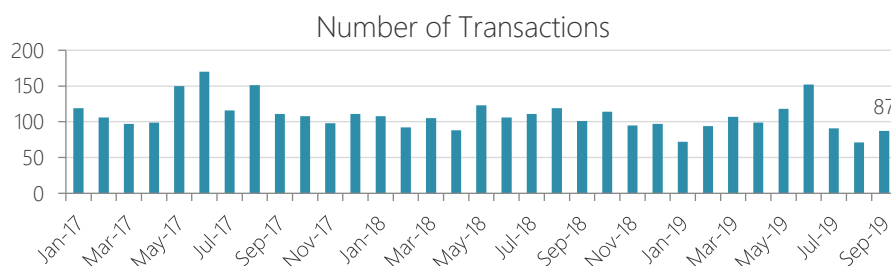
-5% YoY



## Number of Transactions



-14% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,200,000	-23%	\$1,386	-2%	23
Coops	\$807,300	-11%	\$998	4%	63
Houses	\$27,000,000	112%	\$3,474	47%	1



# Lincoln Square

Manhattan, September 2019

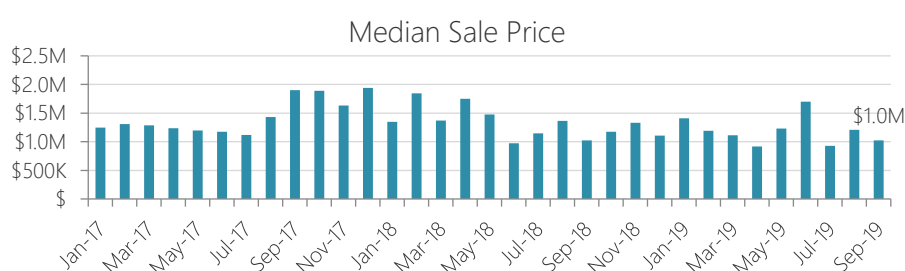


Home to the Lincoln Center for the Performing Arts, Lincoln Square draws culture aficionados looking for a classic neighborhood with style, history, and charm. The myriad attractions include the New York Society for Ethical Culture, Stage 72, and The Kaufman Music Center. Proximity to Midtown and the numerous subways make it a commuter's dream.

## Median Sale Price



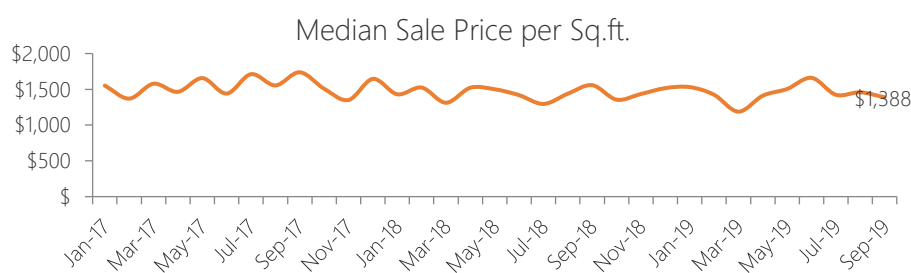
0% YoY



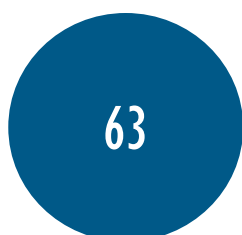
## Median Sale Price per Sq.ft.



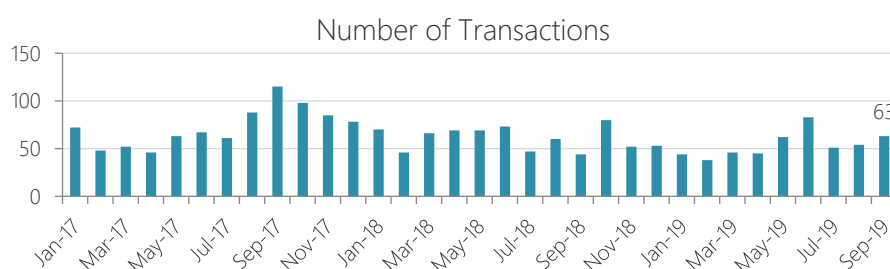
-11% YoY



## Number of Transactions



43% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,765,000	5%	\$1,533	-12%	25
Coops	\$847,500	19%	\$1,029	-17%	37
Houses	-	-	-	-	0



# Lower East Side

## Manhattan, September 2019

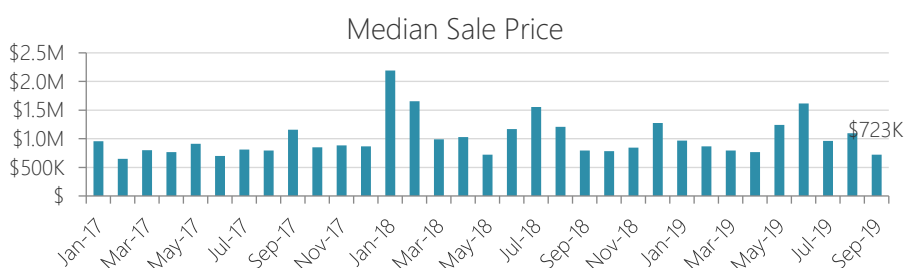


One of the oldest neighborhoods in NYC, Lower East Side Manhattan is one of the most fashionable neighborhoods in the city. With indie boutiques, some of the best restaurants in the world, numerous art galleries, the famous Katz's Delicatessen, and the Tenement Museum, this neighborhood is rich with both history and contemporary amenities.

### Median Sale Price



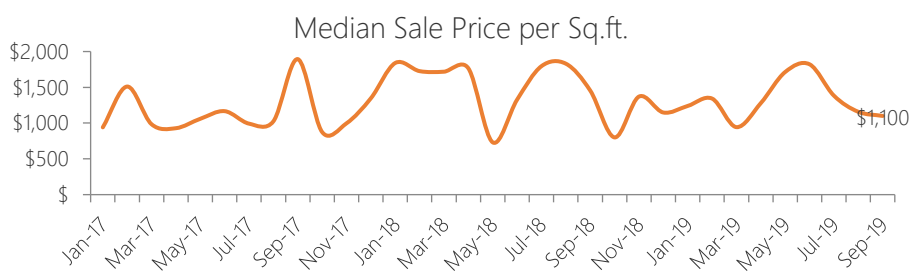
-9% YoY



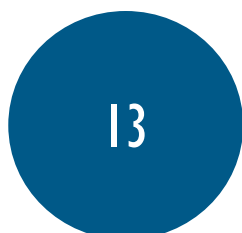
### Median Sale Price per Sq.ft.



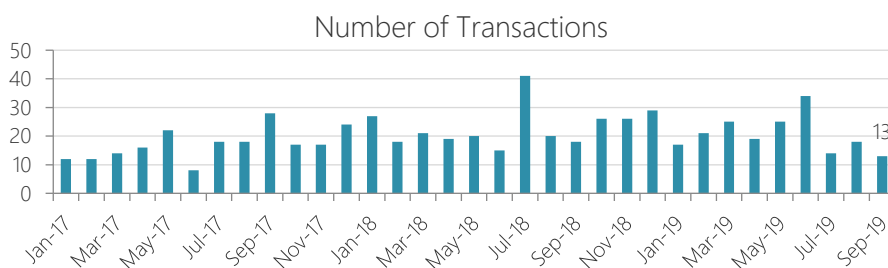
-24% YoY



### Number of Transactions



-28% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$857,500	-41%	\$1,130	-23%	2
Coops	\$682,500	5%	\$850	-33%	11
Houses	-	-	-	-	0



# Manhattan Valley

Manhattan, September 2019

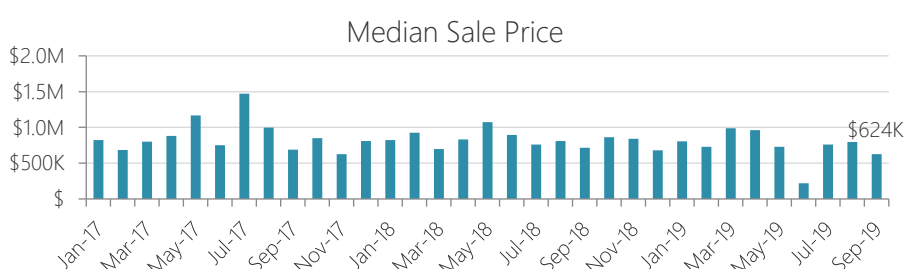


Formerly known as the Bloomingdale District, Manhattan Valley is made up of a combination of new developments and pre-war buildings. The ample green spaces and access to three subway lines attract both commuters and families. Columbus Square, an expanding new development, has hundreds of condos, 500,000+ square feet of retail space, and eateries.

## Median Sale Price



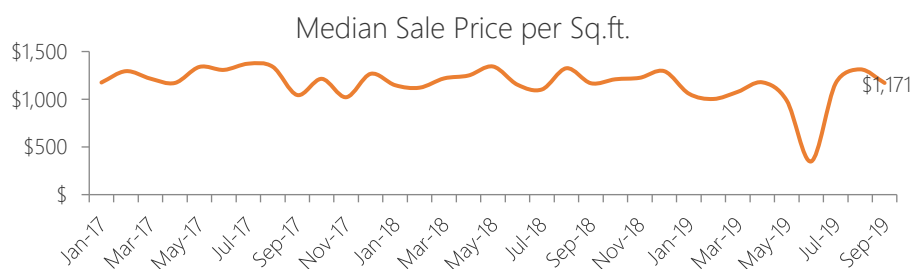
-13% YoY



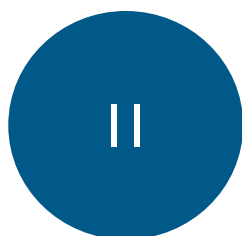
## Median Sale Price per Sq.ft.



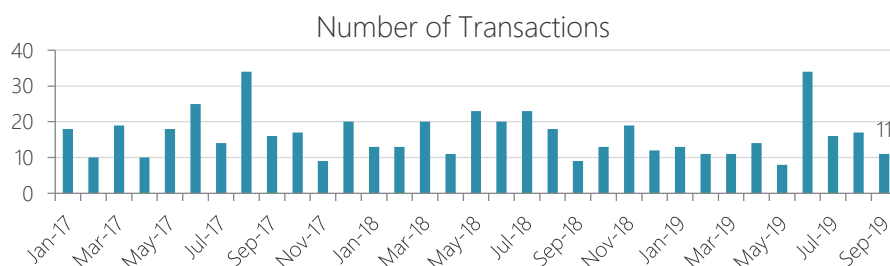
0% YoY



## Number of Transactions



22% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$813,250	-39%	\$1,303	-16%	7
Coops	\$552,500	-18%	\$875	-4%	4
Houses	-	-	-	-	0



# Morningside Heights

Manhattan, September 2019

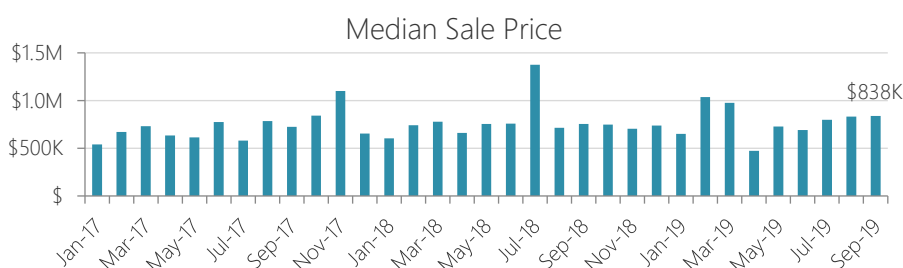


While it's true that Morningside Heights is home to Columbia University, Barnard College, Teachers College, and the Manhattan School of Music, savvy New Yorkers know that it's much more than just a college neighborhood. Luscious green parks abound and zoning laws limit the bars in the area, which lend the community a family-friendly feel.

## Median Sale Price



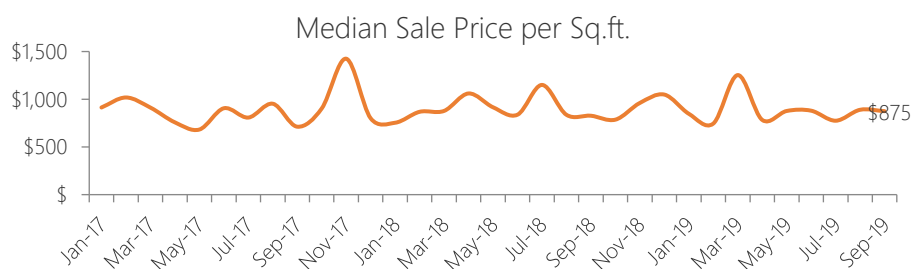
11% YoY



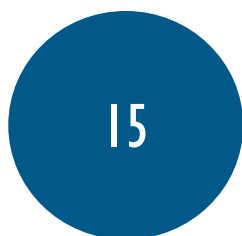
## Median Sale Price per Sq.ft.



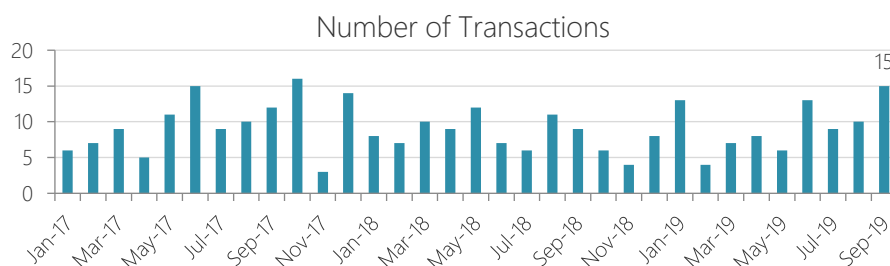
6% YoY



## Number of Transactions



67% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$905,000	-	\$1,130	-	1
Coops	\$820,000	9%	\$825	0%	14
Houses	-	-	-	-	0



# Murray Hill

Manhattan, September 2019

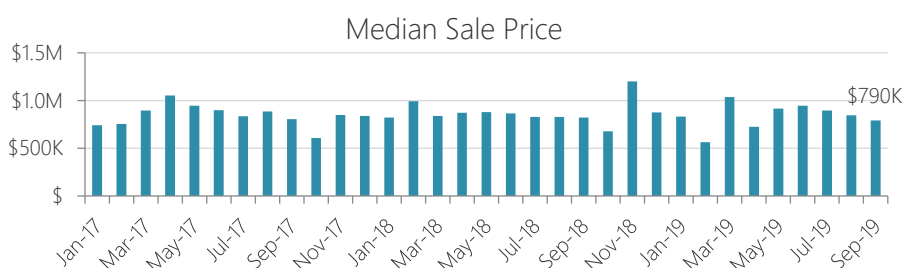


More affordable than surrounding neighborhoods, Murray Hill is safe, made up primarily of modern and well-maintained residences, and is known for its wide variety of ethnic eateries. Public transportation is less comprehensive than other Manhattan neighborhoods, but many buyers consider that the vivid nightlife and lower prices make the compromise well worthwhile.

## Median Sale Price



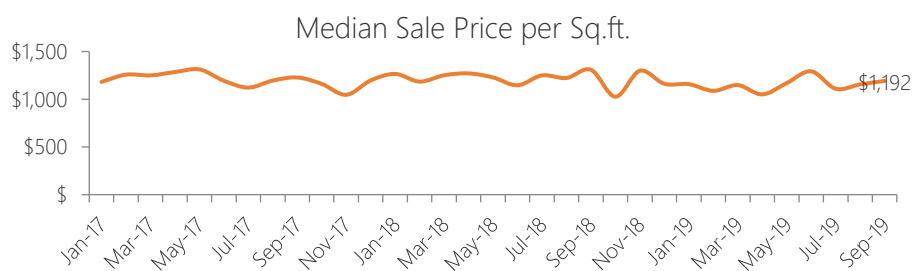
-4% YoY



## Median Sale Price per Sq.ft.



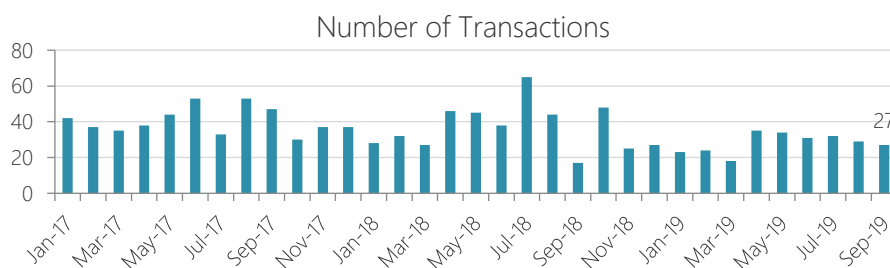
-9% YoY



## Number of Transactions



59% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,029,500	0%	\$1,258	-6%	18
Coops	\$590,000	21%	\$907	0%	10
Houses	-	-	-	-	0





# NoMad

## Manhattan, September 2019

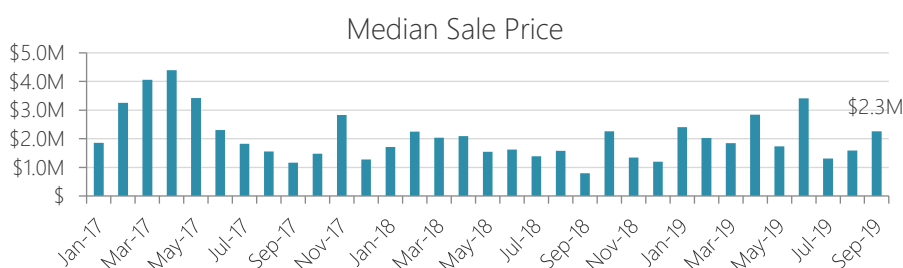


The name NoMad, which stands for North of Madison Square Park, has only been in use since 1999 but this neighborhood has a rich and storied history. New restaurants, buildings, and shops are popping up everywhere and residents consider it a perfect balance between the convenience of Midtown and the trendiness Downtown is known for.

### Median Sale Price



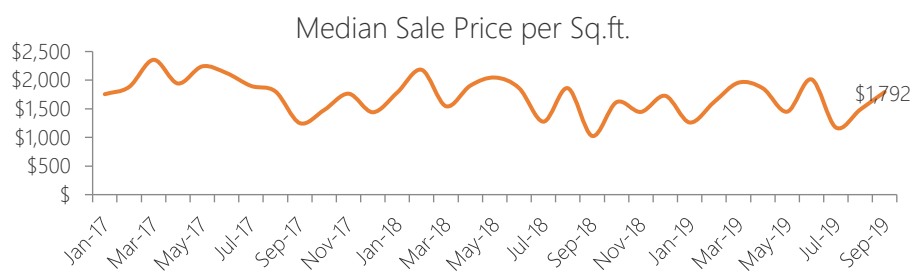
185% YoY



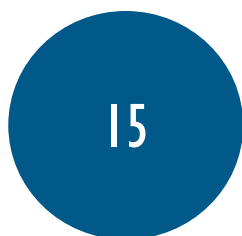
### Median Sale Price per Sq.ft.



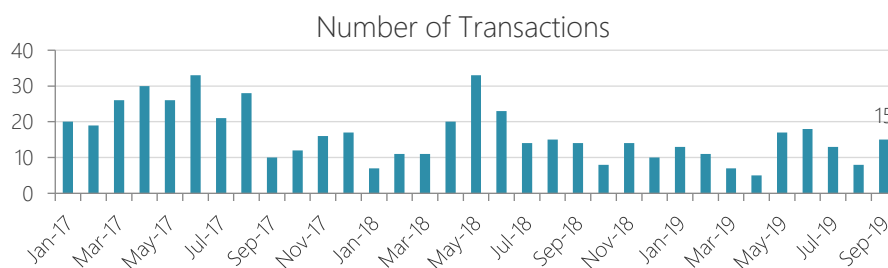
75% YoY



### Number of Transactions



7% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,785,000	176%	\$1,792	57%	11
Coops	\$1,366,500	124%	-	-	4
Houses	-	-	-	-	0



# SoHo

## Manhattan, September 2019

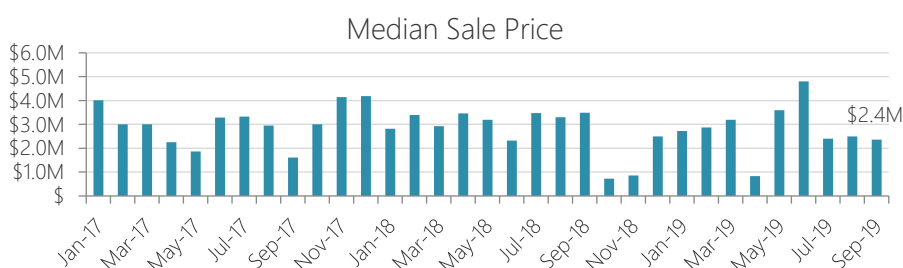


Premium shopping is just one of the draws of hip SoHo, with its timelessly fashionable crowd and a wide array of expensive boutiques. This is a youthful area with high rents and never-ending nightlife. While some of the classic artists' lofts and galleries are still there, new condos and converted lofts have taken over the real estate landscape.

### Median Sale Price



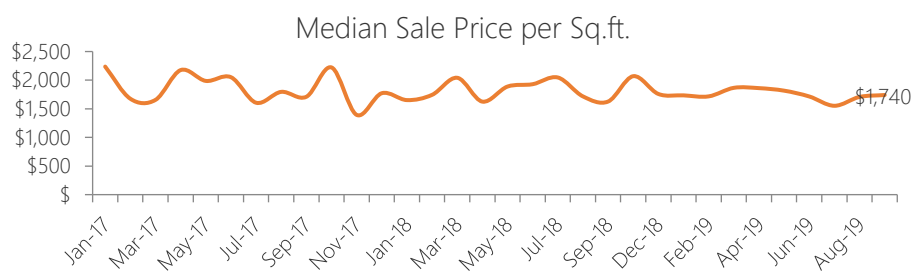
-32% YoY



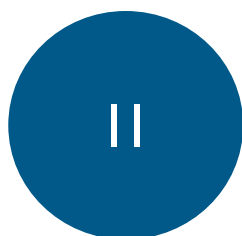
### Median Sale Price per Sq.ft.



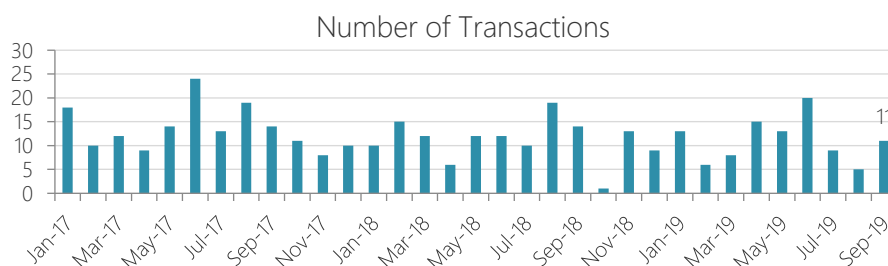
7% YoY



### Number of Transactions



-21% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,317,500	-53%	\$1,773	-40%	4
Coops	\$1,925,000	25%	\$1,499	16%	5
Houses	\$12,250,000	-	\$2,659	-	1



# Sutton Place

Manhattan, September 2019

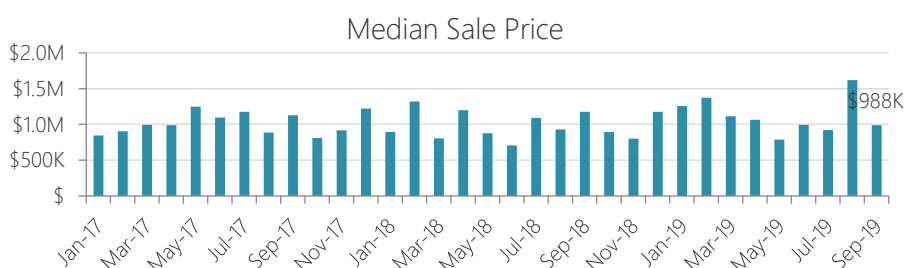


Perhaps the most upscale neighborhood in New York, Sutton Place covers a relatively small area yet has been the backdrop for a wide range of TV shows and movies. Nightlife is nearly nonexistent but families and young professionals appreciate the numerous public parks, historic buildings and the easy access to virtually every hot spot in Manhattan.

## Median Sale Price



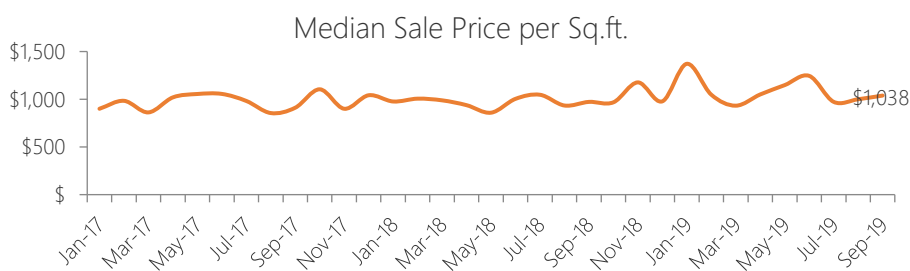
-16% YoY



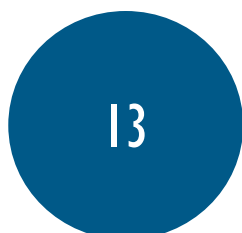
## Median Sale Price per Sq.ft.



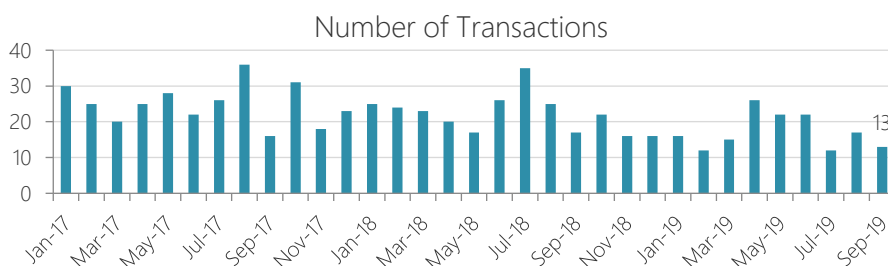
7% YoY



## Number of Transactions



-24% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,400,000	47%	\$1,070	14%	1
Coops	\$910,000	-2%	\$900	-4%	12
Houses	-	-	-	-	0



# Theatre District - Times Square

Manhattan, September 2019

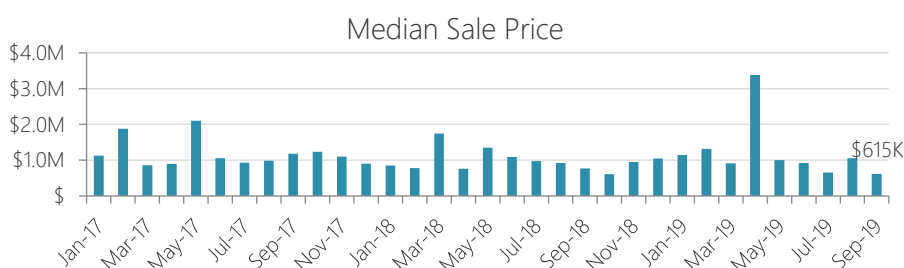


The Theatre District is considered by many to be the heart of NYC. Always energetic, always bustling, and always exciting, this neighborhood is home to famed Broadway theaters, television studios, and Times Square itself. Residences are mostly limited to newly built high-rise condos and come with some of the biggest price tags in the city.

## Median Sale Price



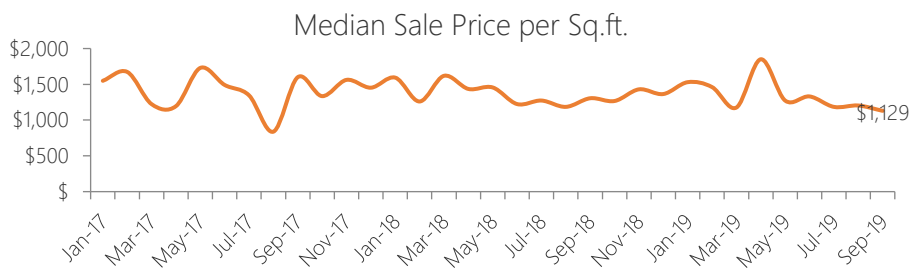
-20% YoY



## Median Sale Price per Sq.ft.



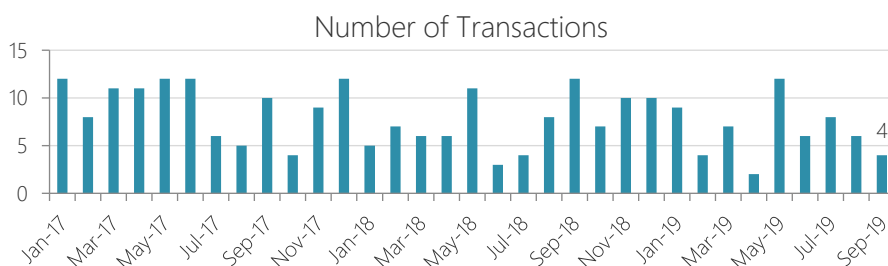
-13% YoY



## Number of Transactions



-67% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$670,000	-15%	\$1,264	-3%	3
Coops	\$200,000	-73%	\$250	-	1
Houses	-	-	-	-	0



# TriBeCa

## Manhattan, September 2019

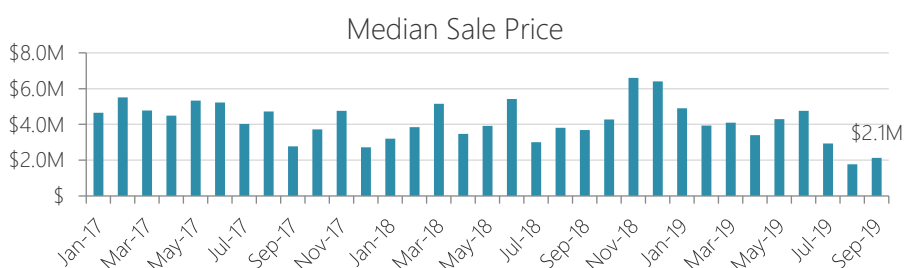


Most residential properties in TriBeCa were originally industrial buildings that have been converted into condos and lofts. A former textile center, this neighborhood includes historic buildings like the Textile Building and Powell Building. There are tons of transit options, waterfront access, and light-filled lofts in this popular neighborhood.

### Median Sale Price



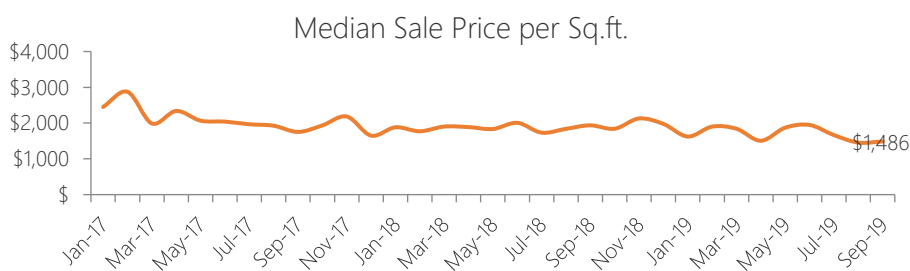
-42% YoY



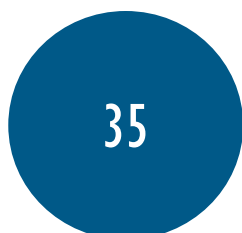
### Median Sale Price per Sq.ft.



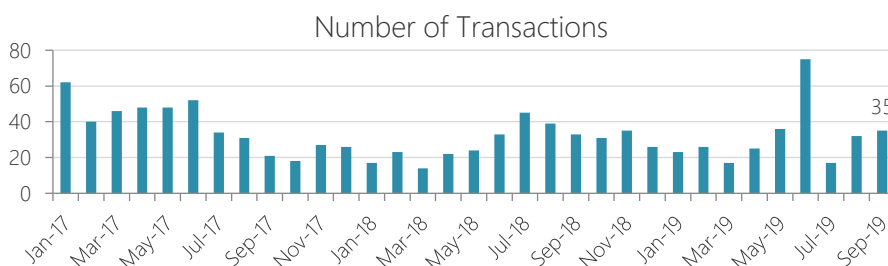
-23% YoY



### Number of Transactions



6% YoY



### Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,137,851	-46%	\$1,486	-23%	35
Coops	-	-	-	-	0
Houses	-	-	-	-	0



# Turtle Bay

Manhattan, September 2019

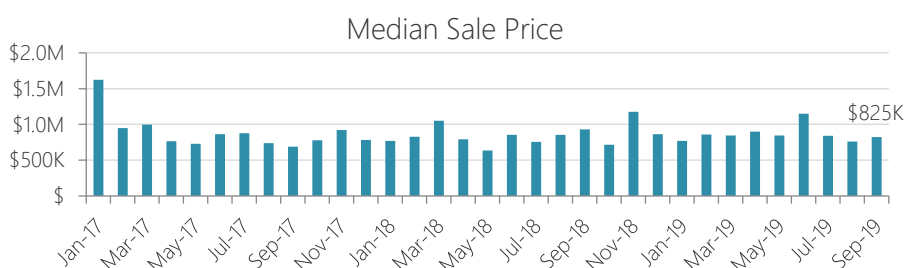


Located on the east side of Midtown, Turtle Bay is home to the iconic Chrysler Building and the U.N. headquarters. Housing costs range from affordable to multi-million dollar penthouse condos. New upscale eateries are moving in alongside affordable neighborhood diners in this neighborhood that's close to Grand Central Station and public parks.

## Median Sale Price



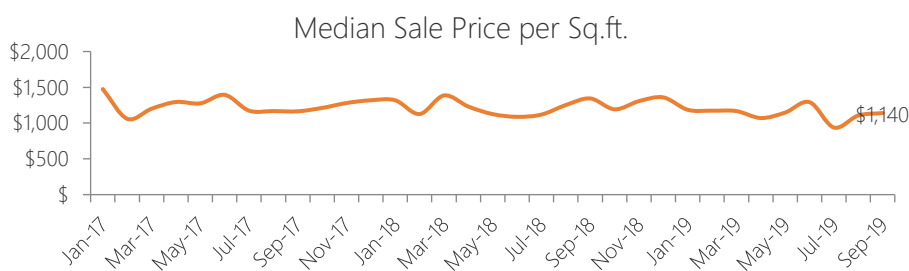
-11% YoY



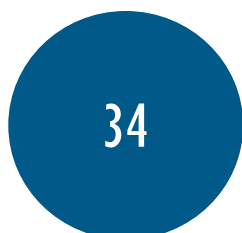
## Median Sale Price per Sq.ft.



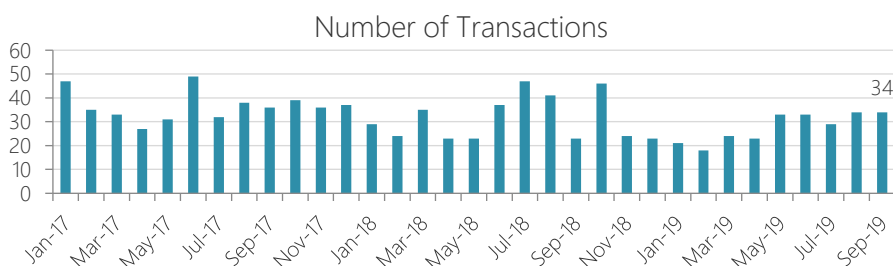
-15% YoY



## Number of Transactions



48% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,790,000	70%	\$1,370	-3%	15
Coops	\$555,000	-17%	\$890	15%	19
Houses	-	-	-	-	0





# Upper West Side

Manhattan, September 2019

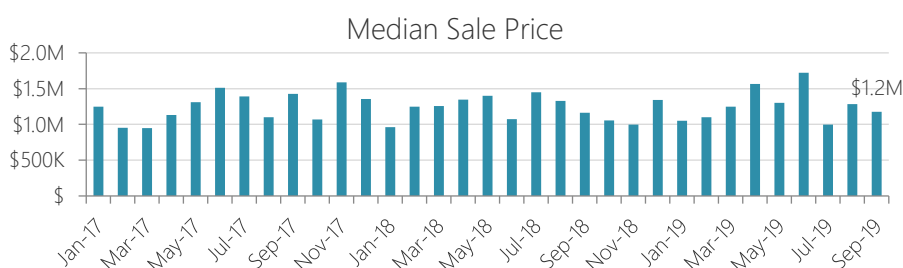


The Upper West Side, often shortened to UWS, is conveniently situated between Central Park and the Hudson River. This primarily residential neighborhood has a diverse population but is known as a top choice for business workers. Prices are higher in UWS than in most other NYC neighborhoods but the laidback atmosphere can be worth it.

## Median Sale Price



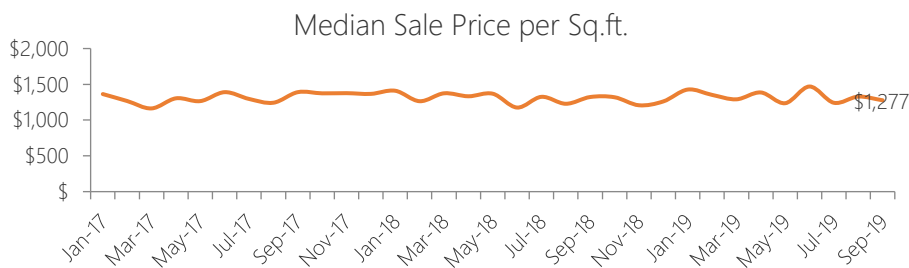
1% YoY



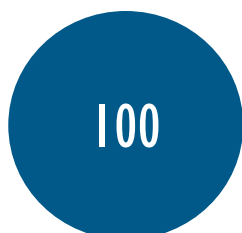
## Median Sale Price per Sq.ft.



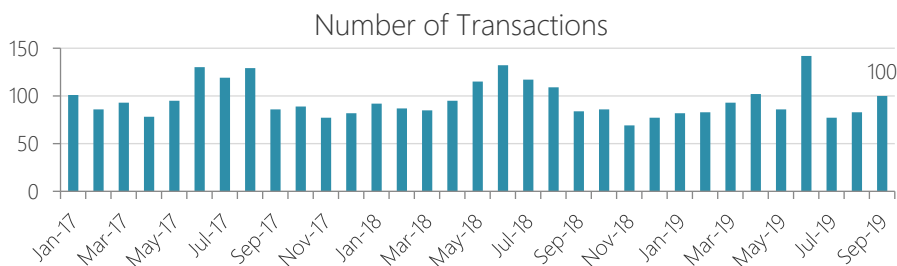
-3% YoY



## Number of Transactions



19% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,416,250	6%	\$1,426	-12%	33
Coops	\$1,175,000	18%	\$1,092	-7%	67
Houses	-	-	-	-	0



# Washington Heights

Manhattan, September 2019

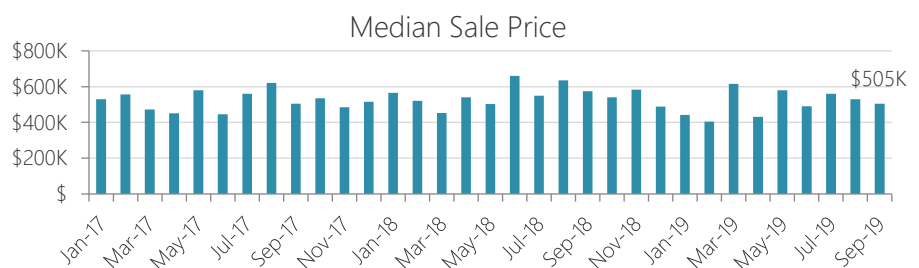


Though less dense than other Manhattan neighborhoods, Washington Heights offers good transportation options. This neighborhood is home to ten outdoor parks, including Bennet Park – famous for including the highest natural point in Manhattan. The Cloisters museum, in Washington Heights' Fort Tryon Park, is one of the most important tourist attractions in North Manhattan.

## Median Sale Price



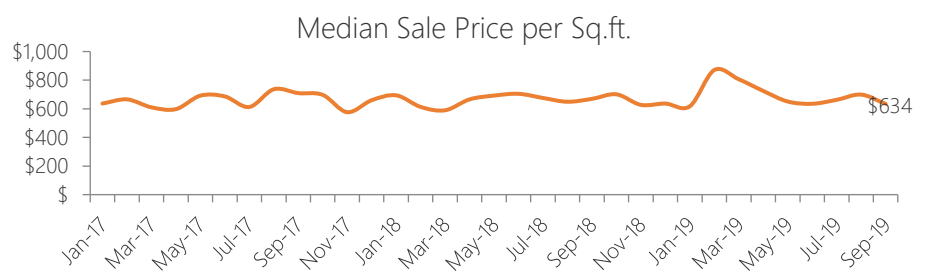
-12% YoY



## Median Sale Price per Sq.ft.



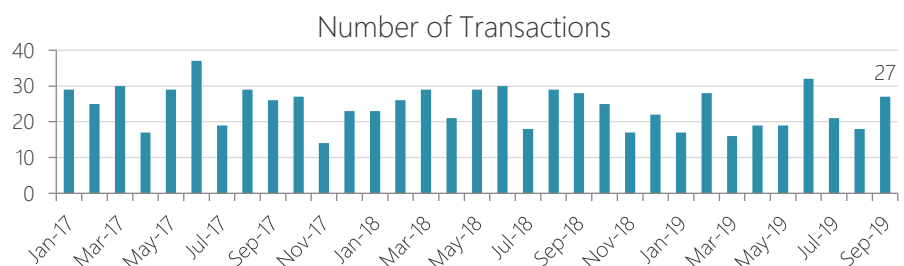
-5% YoY



## Number of Transactions



-4% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$516,250	-19%	\$692	3%	9
Coops	\$446,900	-21%	\$562	-17%	19
Houses	-	-	-	-	0



# West Village

Manhattan, September 2019

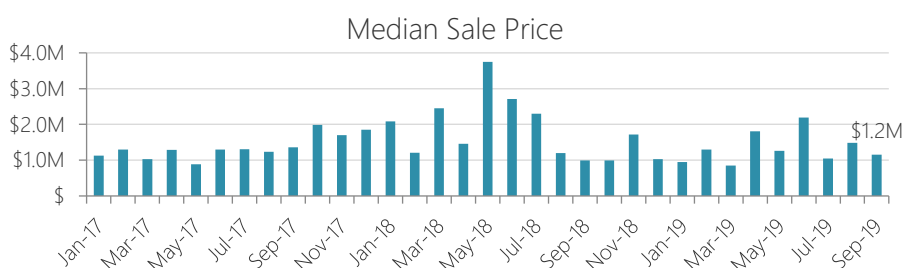


Made up of the western area of Greenwich Village, the West Village is a residential area with an eclectic assortment of classic brownstones, small eateries, services, and shops. Property prices are some of the highest in the U.S. but with the prices come access to numerous subway lines and cobblestone streets that feel unchanged for centuries.

## Median Sale Price



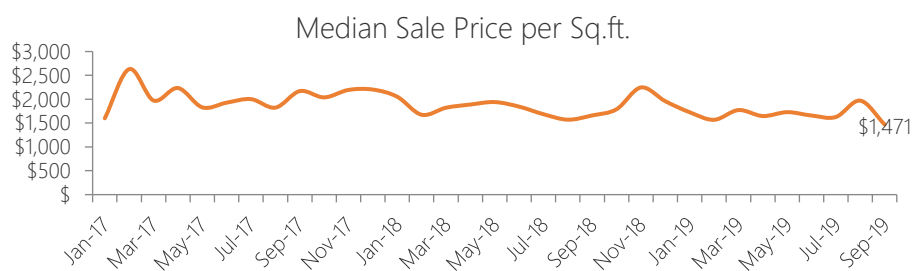
16% YoY



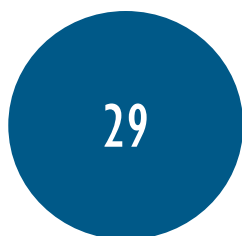
## Median Sale Price per Sq.ft.



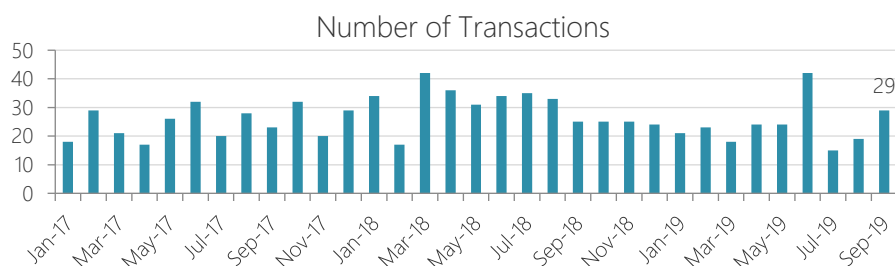
-11% YoY



## Number of Transactions



16% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,500,000	7%	\$1,718	-9%	5
Coops	\$1,100,000	21%	\$1,313	-5%	23
Houses	-	-	-	-	0



# Yorkville

Manhattan, September 2019

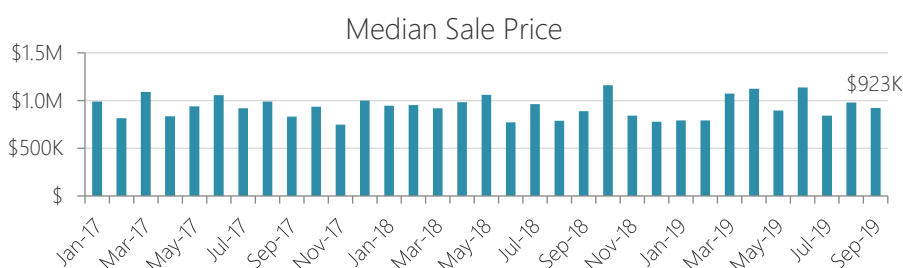


Home to Gracie Mansion, the home of the New York City mayor, Yorkville doesn't have a single subway station and has some of the farthest walks in all of Manhattan to any subway station. Buyers who aren't afraid of the walk can find affordable condos in classic walk-up buildings and access to several universities and numerous large city parks.

## Median Sale Price



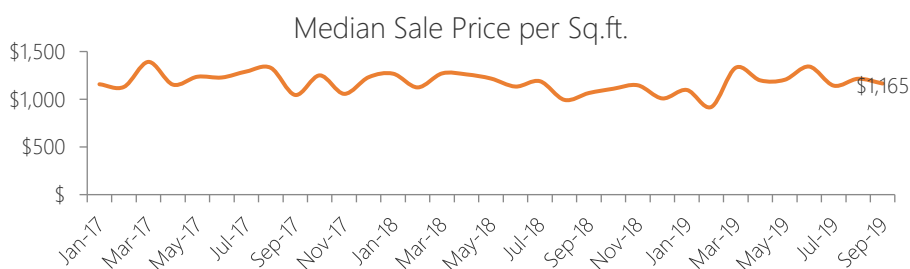
4% YoY



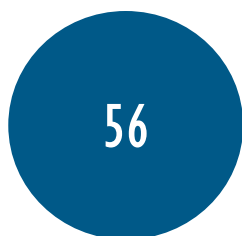
## Median Sale Price per Sq.ft.



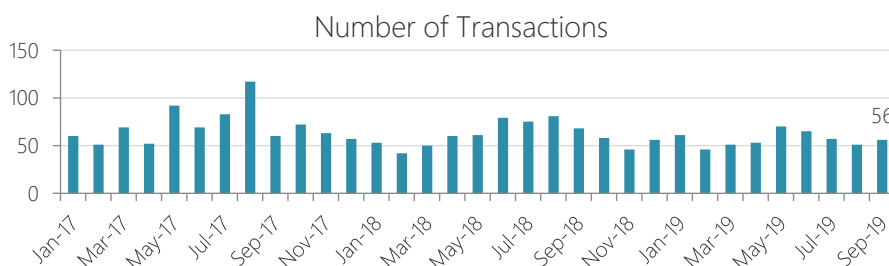
9% YoY



## Number of Transactions



-18% YoY



## Type of Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,200,000	-14%	\$1,218	-12%	25
Coops	\$760,000	-5%	\$957	-3%	31
Houses	-	-	-	-	0





# Attractions

Manhattan, September 2019

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## Central Park



## Garden of the Cloisters Museum





# Attractions

Manhattan, September 2019

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## Statue of Liberty



## Washington Statue Federal Hall



## Attractions

Manhattan, September 2019

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View through telescope



Lincoln Center



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**David Ratner**

Commercial & Residential  
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NYC Condo, Co-op &  
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"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough." Grace. G

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"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home." Tyler Clinton

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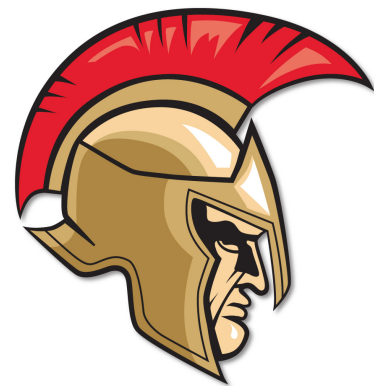
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